

Meeting of the Vallecito Valley Second Addition POA Board

01 July 2024

A meeting of the Vallecito Valley Second Addition Board was held on 01 July 2024. The meeting was called to order at 16:36 at 999 Mushroom Ln. / Bayfield, CO 81122. Members present: Charlotte Lindborg, John Wilson, Frank Pace, and Dane Reece. Mike Deveraux was unable to attend. Tonia Wilson and Karl Lindborg joined the meeting as guests.

Old Business/Updates:

1. Tonia Wilson met with the Los Pinos District 7 Water Commissioner. Nobody north of the dam has water rights, and there is the possibility that anyone with pumps into the creeks will be metered.
2. An announcement/discussion will be held at the annual POA meeting regarding water usage, bears, water exchange permits, speeding, and dog management.
3. VVI and VVII continue to work on a plan for egress improvement. Neither is interested in pursuing an "emergency exit" as defined by the County. Both are interested in finding a solution that would prohibit motor vehicles except in a "need to escape" situation
4. All road maintenance has been completed satisfactorily.
5. Dane will post the Treasurer's Report prior to the annual meeting on 06 July.
6. A tall grass and weed letter will go out on 05 July with another one in early August. Owners are reminded to keep grass, weeds, slash, and dead trees in compliance with the governing documents.
7. We will have an ARC working session on 05 August.

New Business:

1. Proxies for the annual meeting need to be brought to the Secretary. We need a minimum of 25% of lots to have quorum. There are 78 lots, however Don Wheat has the ability to vote on the budget, bringing the total to 79.
2. John will bring paper copies of the required documents to the annual meeting on 06 July. If there is a contested election, we will need two people to count votes.
3. There was a discussion about speeding and contacting habitual offenders. There was also a discussion about trees in the road right of way. Actions are TBD.
4. There have been issues with dogs off leash in the neighborhood. The Board will send a letter to all homeowners reminding them about regulations and responsibilities regarding dog ownership and control.

The meeting adjourned at 18:40 MDT. Next Meeting is at 188 Boletus Creek Dr. at 16:30 MDT on 06 August. John will post notice in advance of the meeting.