

2026 Annual Meeting Notice

The 2026 POA Annual Meeting will be on Saturday, 27 June 2026

Location: 162 Boletus Creek Drive

Time: 10:30 MDT

All owners are welcome and encouraged to attend or provide a proxy in their absence. A potluck will follow the meeting.

2026 Annual Meeting of Property Owners Association

Vallecito Valley II

Meeting Date: June 27, 2026

Dear Property Owners,

The Annual Meeting of the VVII POA will be held on Saturday, 27 June at 10:30 at Mike and Tsenre Deveraux's house at 162 Boletus Creek Dr. A main course for a post-meeting potluck will be provided. Please bring a side dish or dessert to share and whatever you would like to drink. PLEASE BRING A LAWN CHAIR. Hard copies of documents will not be provided. If you want them to reference, please print them.

Attached, you will find several documents:

1. Meeting notification and proxy form
2. Meeting agenda
3. 2025 Annual Meeting minutes
4. Proposed 2026 - 2027 budget

There are also three Board positions open. We encourage everyone to run. Mark Conley, our current President, is moving at the end of the summer. Karen Zazzera, our Vice President, has her term expiring as is that of John Wilson, our Secretary. Please note that the elections are for individuals, not specific positions. The newly-elected Board will determine who is in each specific officer role.

We hope to see you on the 27th of June!

2025 VVII Annual Meeting Minutes - 05 July 2025

Mark Conley Opened the meeting with a welcome, 10:11am. Welcome and Call to order.

First – everyone sign in, and pick up last year’s minutes if necessary. Roberts Rules of Order will apply.

Introductions – everyone present introduced themselves

Karen and Joe Zazzera
Mark Conley
Mike Deveraux
Frank and Sharon Pace
Sherri Little
Tsenre Deveraux
Deb Pace
Andy Williams
Amy – Austin Linda/Mom
Greg and Gloria Etheridge
Ken Hedrick
Debbie Zutterberg
Dane Reece and Moki
James and Cathy Kelly
Randy and Sharon Jenson
John Sylvestor
Cliff Simpson
Ernest and Ronda Thompson
Harold Retzloff
Bob Dressel
Katherine Brunning

Board Members and Positions

Mark explained how the Board has changed since Charlotte and Karl moved back to CA. Karen Zazzera was added in her place. Frank graciously agreed to return to replace Dane Reece who resigned due to moving to Spain. Working with this Board has been fun, and more easy going – hope to continue that!

Mark Conley – President taken over from Charlotte
Karen Zazerra – taken over VP
Mike Deveraux – moved to Treasurer, with Tsenre Deveraux as Bookkeeper.
John Wilson – Secretary (currently in Italy)
Frank Pace – member at large

Andy Williams – Chairman of the ARC – no major changes, very good year.

Proof of notice of this meeting – sent out by email

Quorum – 35 owners represented in person or by proxy.

Proposed Budget went out in packet along with minutes of last year's meeting

Sharon – moved to approve, Cliff Second – all approved

Mike Deveraux – Treasurers Report

Proposed Budget for 2025-2026 was sent out with meeting packet

Balance Sheet – total Current Assets: \$70,901.07

Profit and Loss – described Copies will be saved – Gross Profit was \$21,963.81, Expenses \$5,338.73,

Net income for last year was \$16,625.08. Payment to Justin McCarty for 2024-2025 Contract has not come in yet as his work is not yet complete for 2024-2025. It will be approximately \$12,500. So final net income will be approx. \$4,125.08. Mag/Chloride to be applied and road grading to be completed. Noted that grass has been planted in the road ROW. If someone plants in that, there is no responsibility by the HOA. Will be looked at after the meeting. John Sylvester asked if the gravel berm at the north end of Boletus Creek Drive can be spread out as needed. Mike and John will get a hold of Justin McCarty to discuss. Any Questions on Financial or Roads?

Andy Williams – ARC

Bob Dressel and Ernest Thompson are members who will address items as fast as possible.

Over the last year 11 submittals to ARC – 7 were landscape, 4 were in construction category, mostly roof damage or changes. Pretty quiet year.

Elections process for board – in the CCR. Every year two positions become open. If anyone wishes to nominate someone, or self-nominate. If no one else is interested, we will re-elect the Board as it stands today. No other interest noted.

Frank moved to retain Mark Conley as President. Karen seconded. All in favor.

Mike Deveraux – 2025-2026 Budget and Dues Assessment

Annual dues are \$250 per lot. Timely payment is appreciated. No major costs associated for this year's annual meeting. Snow removal was discussed. Please notify Mike if the road maintenance is not meeting expectations. Entrance landscaping has been renovated and maintained by Bird Dog Landscaping, which looks great. Budget for tree maintenance/mowing etc., included with entry way maintenance. Frank and Pat Mahan have been mowing the access way to the bridge across to VVI. Harold asked about rules for berms across driveways during snow removal. It was explained that if the home looks occupied, the driver is not supposed to leave a berm, so please create some sort of owner notice. Ronda and Sherri talked about the grading issue at the south end of Boletus Creek Drive; as there is now a low spot that holds water. Robert took care of it this year. Karen asked if Amy could make a professional assessment about the aspens/fence in the road ROW south of her house/accessway to bridge. Is it HOA's responsibility or the owners? Sherri Little commented

on other fencing that is technically in HOA ROW that needs repair, and staining. Sharon suggested that HOA should not keep spending money to take care of this, it would be best if nearby owners can take care of it themselves. Harold asked about “over growth” issues that have not been taken care of this year, and Mark explained that a letter will go out in about a week. Frank sent a friendly letter out in June about tall grass/weeds, and the next one will be firmer. We do not have a lot of legal leverage as an HOA and we rely on owners to do the right thing. Otherwise, the HOA will incur legal costs and maintenance costs. Any questions about the Budget starting July 1st, 2025? Harold moved to approve and Sharon seconded it. All Approved.

Deb Conley moved and James Kelly moved to approve the per lot assessment of \$250. All approved.

PSA Items that need to be addressed:

Speeding – a common issue. The speed limit is 15mph.

Watering – please do not water in excess

Paying Dues – Zelle can now be used for payments, and information will go out with the invoices. Note that dues for 2025-2026 have been approved.

Road Maintenance – issues to be discussed with Justin McCarty.

Dog Waste – please pick up after your pets, and pick up bags after hikes/walks

Sharon mentioned speed bumps that Durango is trying – sand or inflatables that can be removed for snow removal

Harold – speed signs might be presenting a hazard, needs to be checked to enable two cars to pass. Official VVII sign needs maintenance.

Perhaps a few more speed limit signs might be good.

Ronda - Dogs just across bridge to VVI – if they are loose, they can be a little aggressive. How do we handle that? Should they be zapped? Dane suggested that a nice letter should be sent to that owner in VVI. Sherri and Robert own property in both VVI and VVII. Contractors also have dogs off lease too. Can the ARC send info to contractor projects? Dane mentioned that Board should be notified if there are violations. HOA will have to spend money with our attorney to have enough weight to address things like speeding, dog issues, etc., that comply with Colorado law. Offenders never show up at our meetings, then get upset when they get notices. Most people are good and try to comply. Andy has not reminded contractors in the past, but it may help to do that. Design and Review checklist was redesigned last year to lead owners through chronological order of processes, with required contractor information. He will remind them in the future. Dane described the process for a title company when a new owner purchases, the HOA is contacted through the Treasurer with all HOA Documents.

Unfinished business:

Special meeting two months ago. Subject was RV's and Garage Sales. Board has revised the RV issues. It has been tightened up and placed on the website, and updates have been posted with minutes, etc. Please send any photos, etc., to Mark.

Garage Sales. Some owners would like to have them once or twice a year. CCR's have forbidden them in the past, however per CO state law, HOA's cannot forbid them. Wants to open up discussion on this issue. As a board we cannot forbid them, but can suggest a specific date.

Harold asked about specifics to the law – a Board can establish criteria, but cannot restrict. Frank recommended setting a specific date and time for them. Mark mentioned Forest Lakes. Harold asked how HOA can maintain safety and security in the neighborhood. There has been some consternation between the Board and Owner. Mike mentioned having the Garage Sale at the Community Center? They do charge \$200 to rent it – how do we deal with cost and transport issues. Sharon talked about the lookie-loos that happen all the time. Garage sale would bring in more. Frank asked Harold what he proposes for security, but wanted to open up discussion about concerns. Bob asked for specific problems that have happened in the past. Harold also thought the Community Center was a good idea. Ernest talked about posting signs correctly and properly that would be a permanent warning, where a threat of fines being assessed and enforced – Ernest has caught some perpetrators, and they were scared off. Sherri asked about the “Community” garage sale on the other side of 501 – Tucker lane? Dane talked about how multiple years in a row that garage sales could be planned for January 2nd – haha. The entire association voted to do..... Not sure if any of us know the answer to this – he suggests talking with Christina/attorney to get answers. If there are those who want them, we need to find a time that all agree on based on other HOA's etc. Debbie Zetterberg asked if there are multiple owners who want them. Mark suggested that those who have strong opinions please send a private email to the board so that the Board can discuss and take action. We should not create arguments between neighbors. James Kelly asked about selling other ways such as Facebook Marketplace, Craigs List, EBAY, etc., as garage sales often invite a bunch of people who want cheap stuff and to beat you down. This might help us not to have to open up our neighborhood to potential risks. Harold likes the idea of sending a letter out from the board, with advice of the attorney, to restate the policy. Mike noted that we must do something that is defensible. Liability issues, etc., so this is our duty as a board. Karen asked about using the online marketing as a “garage sale” – virtual Garage sale? Linda suggested that the Board states that there was a well intended discussion and has been taken under advisement in the minutes, and an email will follow. Mark said that the way she said it puts the discussion to rest.

Harold asked about power outages and generator times. Trees have fallen which caused power interruptions. Frank and Sharon had a tree that went down in the easement which pulled down power lines; LPEA was contacted and came up and took care of it with the help of Woodchuck. If it is in the easement of the power lines, they will take care of it with no charge. Harold asked if the Board could inspect other areas. Mark talked about the one that he and Mike had taken care of at the end of Mushroom Lane, and other trees which are of concern. Need to determine if the trees are in easements or on an owner's property. Please notify the Board of others that are suspect. Mike mentioned that there are definitely a couple of issues. Greg asked for a letter from the homeowner that a tree has been inspected if there

is a concern – as that alone prompted and owner to take care of it. Sharon mentioned that we all try to take care of each other, through neighborly help and notification.

James Kelly asked about Bug Spraying in the neighborhood – Frank said the theory was that the bug spray was killing lady bugs which keep pests out of trees, so it was discontinued. Pinescale disease could be related to lack of helpful insects and the spray itself. Sharon talked about the Shurts asking for spraying due to health. Frank asked if the Board could reinvestigate environment friendly sprays for mosquitos with Animas Pest Control.

Debbie Zetterberg asked about “Thermocels” as pest repellent etc., and getting refills from Amazon. Deb and Mark have some that can be placed on Decks, and they work well.

Any other subjects? Frank moved to adjourn at 11:38am, Mike seconded. Mark officially thanked Board and residents for making it a pleasure working with the community. Here to support all of you!

VII Proposed Budget for 2026-2027 Fiscal Year					
	(With Estimated Increases)				
	PROPOSED	ACTUAL			
	2026-2027	Expenses 2025-2026			
	78 Lots @ \$250 per lot	78 Lots @ \$250	Notes		
Income:	\$19,500.00	\$19,500.00	HOA Yearly Dues		
Interest		\$19,500.00			
Gross Revenue	\$21,159.58	\$21,159.58			
Expenses:					
Administrative Expenses					
Insurance/General Liability	\$2,500.00	\$2,217.00	Liberty Mutual/paid in June 8		
Filing Fees	\$69.00	\$69.00	Secretary of State, CO Division of		
Professional Fees	\$1,500.00	\$894.50	Real Estate/yearly fees		
Software Express	\$500.00	\$456.00	Attorney Fees/as necessary		
Website	\$250.00	\$248.26	Quickbboks Online/Paid Monthly		
Office Supplies			Go Daddy/paid in March		
Total Admin Expenses		\$3,884.76			
Landscaping and Roads					
Common Areas	\$2,000.00	\$1,746.25	Entryway, Trees in		
Yearly Road Maintenance	\$12,500.00	\$12,500.00	Access/Roadways-as needed		
Flood Damage Repairs		\$14,360.00	Grading, Mag Cloride, Snow		
Total Landscaping and Roads		\$28,606.25	Removal/normally paid in August		
			October 2026 Flood Damage/Road		
			Washouts		
Association Picnic Expenses	\$250.00	\$231.04	Main Course Food Expense/July		
			Annual Meeting		

