

Meeting of the Vallecito Valley Second Addition POA Board

10 September 2024

A meeting of the Vallecito Valley Second Addition Board was held on 10 September 2024. The meeting was called to order at 16:29 at 188 Boletus Creek Dr. / Bayfield, CO 81122. Members present: Charlotte Lindborg, Mike Deveraux, John Wilson, and Dane Reece. Mark Conley was unable to attend. Danette Bartholomew joined as a guest.

Old Business/Updates:

1. Action Without Meeting (17 July 2024) - The Board approved a letter reminding Owners of dog handling requirements and approved the distribution to the Owners. There has been a recent uptick in dog-related issues and complaints.
2. Action Without Meeting (11 August 2024) – The Board approved a response to a formal complaint regarding dog behavior and leashes.
3. John moved to approve the June and July meeting minutes. Charlotte seconded the motion, and it carried. There are no August minutes, as we did not have quorum to hold the meeting.
4. Regarding the egress between VVI and VVII, we have gotten some concession for VVI with regard to trimming of shrubs and removing a portion of the fence, however, the creek and creek banks will not be altered. Mike moved to approve two signs to be placed on the VVII side of the egress not to exceed \$100 stating “No Motorized Vehicles”. Dane seconded, and the motion carried.
5. Dane reported that we have \$3,750 in owner receivables that are due.
6. There was a discussion about removing the designation "reserve account" for roadwork from the budget as it technically requires a separate bank account. No further formal action was taken at this meeting.
7. There are still a few non compliant Owners with tall grass and dead trees on their lots. Letters will be sent.
8. The Board discussed issues with the road right of way, specifically, speeding, dogs, and pruning trees/shrubs that are in the right of way but were approved by previous Boards. We discussed, but haven't set a compliance date.
9. The Board will review the revised Design Review Standards next month to be discussed and voted on in the October Meeting.

New Business:

1. Charlotte will be working on some changes to the annual meeting procedures.
2. The Bird Dog Landscaping rates will go up in 2025 for the planting of the flowers at the entrance to the subdivision. Charlotte made a motion that we change their billing from once per year to 3 times per year, at the end of June, August and October, Mike seconded, and the motion carried.
3. The location of future meetings will need to be determined as it gets colder.
4. The Board conducted an executive session.
5. Charlotte will draft a letter to the Owners clarifying Don Wheat's email regarding Vallecito Creek's easement

The meeting adjourned at 17:42 MDT. Next Meeting is at 188 Boletus Creek Dr. at 16:30 MDT on 01 October 2024. John will post notice in advance of the meeting.