

Meeting of the Vallecito Valley Second Addition POA Board

05 November 2024

A meeting of the Vallecito Valley Second Addition Board was held on 05 November 2024. The meeting was called to order at 16:38 at 188 Boletus Creek Dr.. / Bayfield, CO 81122. Members present: Charlotte Lindborg, John Wilson, Mark Conley, and Dane Reece. Harold Retzliff was also present.

Old Business/Updates:

1. Dane moved to approve the October meeting minutes. Mark seconded the motion, and it carried.
2. Charlotte moved to approve money for the "No Motorized Vehicles" signs to be placed in the easement on the VVII side of the creek. John seconded, and the motion carried. Mark will talk to Frank Pace about required materials, and Mark and John will manufacture the signs.
3. Dane reported that all owners have paid their dues. The CD's have been reinvested. The contract with McCarty makes cash flow more predictable.
4. Several owners have trees in the road right of way. John drafted a letter. Dane made some modifications to include "safety" as discussed in the annual meeting two years ago. John will send the revised letter to the impacted owners.
5. Charlotte is working on a cover letter for the annual meeting. This letter is going to be posted in the letter templates.
6. The Board discussed issues with tall grass and trash at Upper Valley Sanitation. We decided that this would be referred to Christina. Dane moved to approve the appropriation, mark seconded, and the motion carried. Charlotte will draft the letter.
7. Charlotte moved to approve the Bird Dog Landscaping contract as written. Mark seconded, and the motion carried. The new contract stipulates that we will be billed three times annually in two month increments for the maintenance to the entrance to the neighborhood. Upon the approval of the Board and Bird Dog, the contract will be signed at a later date. The contract will be stored in Google docs.
8. Charlotte will make a list of proposed changes for noise and pets in the fishing easement. This will be a change to the Rules and Regulations. There is a conflict between what is in our governing documents and what is in the owners' handout. Input will be put into a document for further future consideration.
9. We would like for Mike to follow up with McCarty regarding communications with Don Wheat.

New Business:

1. Charlotte moved to approve the amended Design Review Standards. Mark seconded, and the motion carried.
2. There was an Action Without Meeting, and a letter was sent to an owner about repeated and excessive speeding. Action was taken on 20 October.

The Board went into executive session, and the meeting adjourned at 18:16 MST. Next Meeting is at 188 Boletus Creek Dr. at 16:30 MST on 10 December 2024. John will post notice in advance of the meeting.