

## **Meeting of the Vallecito Valley Second Addition POA Board**

**01 April 2025**

A meeting of the Vallecito Valley Second Addition Board was held on 01 April 2025. The meeting was called to order at 16:35 at 787 Mushroom Ln. / Bayfield, CO 81122. The meeting was moved from the posted location due to power outages and obstructions on Boletus Creek Dr. Members present: Mark Conley, John Wilson, Mike Deveraux, and Karen Zazzera. Dane Reece was not in attendance, and Frank Pace attended the majority of the meeting.

### **Old Business/Updates:**

1. John moved to approve the minutes from the March meeting. Mike seconded the motion, and it carried.
2. There was no Treasurer's report in Dane's absence.
3. The Board discussed insurance. John will set up a call with Dane and Kevin Hausmann, a broker in Denver, and Dane will follow up with Wilson Insurance in Durango. We need D&O insurance and insurance for road liability, the mailboxes, and the pillars at the entrance to the subdivision. Our current policy expires in early June.
4. The Board had a call with Reliance Property Management to manage some aspects of the POA. We are working on setting up a call with AREM, another property management company. Should the Board and the property owners decide to hire a professional management company, dues will have to be increased. We still need to meet with AREM, and any proposal would need to be approved at the annual meeting.
5. The Board discussed snow removal and the potential to renegotiate our existing pricing. McCarty plowed once this year. We discussed lowering the fixed cost and adding a "per-push" fee for additional plows over a certain number per winter. We want to stay with McCarty due to their ability to perform spring road maintenance.
6. The Board discussed possible options for Dane's replacement under executive session.

### **New Business:**

1. There was no new business.

The Board went into executive session, and the meeting adjourned at 17:21 MST. Next Meeting is at 188 Boletus Creek Dr. at 16:30 MST on 06 May 2025. John will post notice in advance of the meeting.