

Meeting of the Vallecito Valley Second Addition POA Board

10 December 2024

A meeting of the Vallecito Valley Second Addition Board was held on 10 December 2024. The meeting was called to order at 16:33 at 188 Boletus Creek Dr.. / Bayfield, CO 81122. Members present: Mark Conley, Mike Deveraux, John Wilson, and Dane Reece. Karen Zazzera and Charlotte Lindborg were also present.

Old Business/Updates:

1. John moved to approve the November meeting minutes. Mark seconded the motion, and it carried.
2. The updated Design Review Standards (DRS) have been published. A link to the new document was sent to owners electronically, and John mailed a letter to two owners who have not consented to email with instructions about how to access the document.
3. The Board discussed the renewal of the Bird Dog contract for the maintenance of the gardens at the entrance to the neighborhood. Although we don't have 2025 rates, John moved to approve the contract, and Dane seconded it. The motion carried. The contract can be terminated with 30 days' notice, and rates are not expected to go up substantially. The maintenance costs will depend upon precipitation.
4. The Board discussed trash on the Upper Valley Sanitation property. Tract B is exempted from HOA rules. Mark is going to follow up on the situation, and if needed, a letter will be sent to Don Wheat.
5. John bought spray paint to paint the orange Home Depot buckets hosting the new signs barring motor vehicle travel between VVI and VVII. The buckets have been painted green. John will send a letter to the resident who lodged the initial complaint.

New Business:

1. The Board discussed the appointment of Karen Zazzera to the Member at Large position on the Board. Karen lives in Scottsdale and intends to come to Vallecito frequently with the intent to move here full time. She has HOA Board experience. John moved and Mark seconded a motion to appoint her. The motion carried.
2. Charlotte handed over the original signed copies of the governing documents. John will store them in his vault with the rest of the original other documents.

The Board went into executive session, and the meeting adjourned at 17:26 MST. Next Meeting is at 188 Boletus Creek Dr. at 16:30 MST on 04 February 2025. John will post notice in advance of the meeting. There will not be a meeting in January.