

**Val D Sol Homeowners Association**

**Board of Director**

**Agenda**

**October 9, 2024**

**Call to Order:** Meeting called for executive session prior to meeting to discuss accounts receivable as per Idaho law at 5:42 PM

**Call for Quorum:** Quorum achieved with Kea, Bart, Jim, Lisa and Thomas in attendance.

**It was moved to go to Executive session to discuss personal owner accounting.**

**Executive Session notes:** Due to new information, there was not a vote to lien on a unit. One has paid in full and the other is abiding by the payment plan approved by the Board. No fees will need to be charged due to the new developments. Executive session ended at 5:57 for quick break before the next agenda items.

**Previous Meeting Minutes approval: July 11, 2024** Motion to approve minutes as sent previously to the Board made by Jim, seconded by Bart and approved unanimously.

**Old Business:**

1. **CD's and their movement.** Jim reported the movement of the CD's back into the account as a precaution for possible roof work. The idea is to move them back into CD's to earn interest. Jim will research this and get back to the Board.

**New Business:**

1. **Bank-Signature card includes Jim, Bart and Sheri.** The motion was to include Thomas Goetz on the signature card which was seconded and approved by all.
2. **Board online BIO number and application for FINCEN needs completion.** The FINCEN number is needed by all Board members to file the Corporation with the Department of Treasury. Please send them to management and complete them as soon as possible.
3. **Budget for 2025** -Budget was reviewed for the line items and the main increases were the insurance, landscaping, management fee and utilities. There was discussion on why water was so high and if we can work to keep this down. The motion to approve the budget as presented by Bart and seconded by Jim was approved unanimously. A big thank you to Thomas and Lisa for their time and effort to help with the annual budget. Thomas and Lisa have proposed some accounting housekeeping for the future. They wish to consolidate the Capital accounts to just one Capital reserve instead of separating out the previous painting and paving that was voted by a previous Board. Motion to consolidate was made, seconded and approved. Thomas wished to reiterate the pool opening date as June 15<sup>th</sup> and closing date as September 15<sup>th</sup>. Management has a standing order for the opening and will call to make sure the dates are changed. Right now they are Memorial Day to September 16<sup>th</sup>. The pool does take time to heat up in the spring but management will change the dates with the company who services the pool.
4. **Roofs-** Lisa and Jim met with Roof Maxx to discuss the sealcoating of shingles. They decided against that. They also had a meeting with Elk Roofing but he never showed. They then met with Alpine Roofing and were very impressed.
5. **Snow Storage-** Contract for storage in Champion meadows will be needed ASAP It was discussed that if we cannot do the storage there that we might be able to pay Brookover for storage on their lot with permission to cross the church parking lot.
6. **Maintenance** – There is a pothole at the entrance that should be fixed by Sun Valley road as they inadvertently put drainage onto the road easement causing water build up. The consensus was to get the area fixed ourselves. Management will contact the asphalt contractor for bid to repair.

**Discussion:** Bart brought up the light on the side of his unit so it should be dark sky compliant and motion detected. The board agreed and Greg will get this done.

**Next Meeting Date: None specified.**

**Adjournment:** Motion to adjourn made by Bart, seconded by Lisa and approved at 6:51 PM