

AGENDA
Val d'Sol Homeowners Association Meeting
Saturday, July 26, 2025
8:30 AM MDST
Common area Poolside

Call to Order-Meeting called to order at 8:39 a.m. MST

Call for quorum – Met with the following units in person or by proxy. In person there were units; 3, 4, 6,7,8,13,17,21,25,26,27,30, & 33. By proxy were units; 10, 20, 24 & 29. Introductions- were made for owners present.

Review and Approval of 2024 Annual Meeting Minutes- First was a motion to waive meeting notice, seconded and passed. Since owners received the minutes prior to the meeting there was a motion to waive the reading of the minutes, motion seconded and passed. Lastly there was a motion to approve last years minutes as written, motion seconded and passed.

President's Report — Jim gave a review on work done around the complex from the painting, potholes and pavers to the roof assessment. He also reminded everyone of the BBQ law and that the Champion Meadows Park development is on hold. Full report will be attached to these minutes.

Treasurers Report – Thomas Goetz and Lisa Davitt worked to produce reports for members that are attached. The monies of the association at the time of June 30th and last bank reconciliation were Checking = \$154,390.47 with funds of \$113,473.00 due Capital Reserve awaiting painting of building 1-4 possible for 31-34 and roof assessment work for building 9-12. Savings = \$77,683.41 and there are two CD's = \$89,312.66. The profit and Loss gives a half year comparison with last year. Stan asked about the increase in management fees. Thomas explained that there had not been a raise since hiring in 2018.

Landscape committee report- Ann stated the committee is working on two entry common areas per summer that are not specifically maintained by the owner of the unit. There has been miscommunication with landscapers about not touching areas with red rocks. Ann proposes not have pots next year, all agreed. The red rock symbol means that owners take care of all areas of their landscaping including bush trimming, deadheading and any fall maintenance. If they need help with irrigation for any reason, please call Greg. Stan asked why we are not taking care of the back bump area by the dumpster. Thomas explained that the HOA may be losing the right to store snow on Champion Meadows and thus are looking into excavating that area for snow storage. The Board is asking Greg to get estimate to excavate the area.

New Business

1. Roofing- this is still pending and the Board is meeting with an architect and an engineer.
2. Rule guidelines and BBQ fines-The code for BBQ's along with the rule guidelines will be sent out to all owners.
3. Paver work- A proposal is to get pavers to unit 2 to 4 and then replacements as needed for unit 1.
4. Painting updates- this project will be done clockwise with the next units as above to be 1-4 and then 31 to 34. The Board would hope for two this year but need more information about the roofing project needs.
5. Property Management Survey and recommendations. The survey has been sent out.

Nominations and Elections of New Directors – Jim explained that Kea Rensch has resigned due to a new job and Thomas Goetz position is up for re-election. Thomas has indicated he would like to remain. Thomas was nominated to remain on the Board. Stan nominated Ann

Hicks-Thomas to be on the Board. There were no more nominations, and a motion was made, seconded and approved to elect Thomas and Ann to be on the Board.

Discussion-There was discussion after a briefing by Greg that the gas furnaces need annual inspections. Management confirmed that dryer vent and chimney inspections happen annually and if work is needed for a unit, then we will bill back those expenses. Bonnie questioned her bill regarding dryer vent cleaning, and it was stated that her flex pipe needed major repairs. She did state that she had squirrel issues. It was also brought up that the short-term rental owners need to have the name and phone number of their rental agency sent to the management team so we can publish that on the website under Val d Sol. Management needs to put mouse traps in crawl spaces.

Date for Next Members Meeting- Meeting is scheduled for next year on July 25th, 2026

Adjournment- Motion to adjourn was made, seconded and approved at 10:12 a.m.