

**Val D Sol Homeowners Association  
Board of Directors Meeting Minutes  
April 8th, 2025**

**Call to Order:** Meeting was called to order at 5:35 P.M.

**Call for Quorum:** Bart, Kea, Lisa and Thomas on Zoom at call of meeting. Jim joined at 5:39.

**Approval of Previous Meeting Minutes:** All were sent a copy of the January minutes prior to the meeting. There were 2 items to change, skjoring to be put in instead of ski jarring and the next meeting date was scheduled at the beginning of the year and preset so removal of TBD.

**Financials:**

- Balance in Accounts- Management did not get exact amounts of money deposits from CD's after interest. Jim will get information to all upon getting details from Bank. Money in Checking is shown as \$114,107.41 which includes the CD's and needs to be set into the CD's with amounts Jim will share. The Capital Reserve savings was transferred into a higher yield savings account but there has not been updated statements yet but the amount is shown as \$77,305.68. All amounts are to the end of March.
- Income Statement Management shared the P&L for 1<sup>st</sup> Qtr. There was also the Budget versus actual. There are no red flags for expenditures. Lisa noted the Budget is not the one that was approved. She will send the approved one that she has.
- AR Report – The owners that were behind are making payments as per their payment plans now.

**Old Business:**

1. Unit 30 sewer line fix- This is not the water line that freezes but the washer line that gets plugged. More than likely getting clogged from a compromise in pipe or from corrosion build up causing clogging. The pipe has been “chained” to unclog it twice since our employ. Greg's plan is to replace the sewer line and at the same time bury the water line deeper. This will take hand excavation and also deeper excavation at the site to bury the lines. Greg will help to get this process started.
2. Charging vehicle policy. The Board concluded to bring this up at the annual meeting of the members to get input on what their thoughts are on this matter.
3. Back garbage area light should be fixed. Greg thought this was fixed as he did not hear back that it was still not working after changing the light. The thought is that the wiring will need to be completely changed out for another circuit. Lisa recommended 240 volt but management will check if that is possible. Greg will try to get the light done correctly.

**New Business:**

1. Perimeter Fence and other maintenance issues.
  - a. The perimeter fence needs work and there will be forthcoming bids to fix. The Board wishes to have bids for entire fence and then repairs.
  - b. 70 foot rain gutter needs to be split on building with units 31 to 34 and this should happen after painting and replacement of the fascia board. The next buildings to be painted according to Bart is 1 to 4 then 31 to 34 so timing is good.
2. Fire Safety talk at the Harker Center from 2 to 4 PM April 16<sup>th</sup>. Sun Valley is working towards a more Firewise situation and hope to educate owners and property managers at

this talk. All are welcome to attend and management plans to be there. Management assumes they will discuss large pines and recommendations again.

**Discussion:** Thomas wanted to remind all of the **landscaping committee** requests and the walk through items, mainly the entry upgrades per building. The budget did not separate out the expenses for landscaping but there is an allotted \$16,000.00 for all landscaping. It was decided to following the painting and after the work is done then the landscaping on the building should be upgraded.

There was discussion about the compromise at the **Val d Sol entrance** where there is a drainage issue. According to the Davitt's this was brought about by Sun Valley and a poor construction of the road. It was decided to mention it at the time of the fence portion on Champion Meadows just to see if they would be willing to help lower the costs of both. Lisa would like to make sure that boards are replaced if needed before painting takes place. Greg is very aware of this and is doing so as the painting progresses.

It was brought up to work on the roof assessment and a plan for the future needs. Even though there are no leaks the roof should be inspected, and Jim and Lisa will follow up on this. Jim would also like to get an assessment of the pavers and costs.

To properly discuss the accounts receivable the Board wished to go into executive session.

Members in attendance who were not on the Board exited the Zoom meeting.

After the executive session it was decided that management would send a friendly letter asking for owners to bring their account to proper balance. A letter will be mailed as well as emailed.

**Next Meeting Date:** Next meeting date set for July 8<sup>th</sup> at 5:30 PM

**Adjournment:** There being no more business there was a motion to adjourn by Bart, seconded by Lisa and approved at 7:24 PM