

**Val D Sol Homeowners Association
Board of Directors Meeting Agenda
June 30, 2025**

Call to Order: Meeting called to order at 5:03 PM

Call for Quorum: Established with Jim, Kea, Lisa and Thomas attending at time of call and Bart arrived at 5:15 PM

Approval of Previous Meeting Minutes: April 2025 minutes were reviewed prior to meeting. Jim motioned to approve and Thomas seconded. Motion passed.

Financials: ALL FINANCIALS WERE TABLED TILL FUTURE MEETING.

Old Business:

1. Unit 30 Water line- scheduled July 10th. Greg explained that Lunceford, who installed all new water lines, will be onsite near or close to this date. Water will be shut off to 29 & 30 when the work begins and owners are notified.
2. Pool set up- there were questions about the filter as Terrence explained the need to make sure the salt generator is working. They are using chlorinator chemicals in the filter and it is said to not function as well. Greg will discuss the needs with the pool vendor.
3. Flowerpots the freeze June 20th and water issues may require some oversite. Greg has been onsite to fix sprinklers and drip irrigation that gets disconnected. Management appreciated owners letting us know when they see things. Bart noticed the pot next to unit 17 needs a weight to hold it down. Thomas will get a rock. Thomas also wanted to confirm that the landscaping “tasks” were discussed with Ann and that they will get done. Greg would like to see the tasks in black and white from the Board for confirmation.

New Business:

1. Roofing of units 9-12. Jim prefers to do the roofs correctly and recommends hiring Vital Inc. to put a plan together. The Board approves of this and Jim will call and get this started.
2. Fixing entry area with drywell. All agreed to put an asphalt overlay first and then see how that works in winter and storm cycles.
3. Pavers (heated?) in front of units 1-3. Jim would like to see these 3 units have at a minimum a heightened area of pavers to hopefully improve the ability for ice mitigation outside these units front doors due to poor drainage of snow melt. Greg and Jim will review together and get bids.
4. Painting schedule -Building with unit 1-4 is on the docket to be painted. There was confusion about the painting bids. Jim would like to get a bid in writing from Tomato and Greg will research the painters availability. Probably in September. Jim brought up the gutters and fascia for 31 to 34 which Greg said should be done while roofing to make sure that it does not have to be done twice.
5. Agenda items for members meeting. Thomas has two items: the first is Fire safety and BBQ's and the second is a Property management performance survey. All agreed. Thomas will put the survey together.

Discussion: Lisa wished to point out that the pool fence needs to be painted. This will be addressed in a later meeting and as per budgeting when finances are reviewed.

Next Meeting Date: The Board would like to meet on July 8th and Sheri will get Landen and Jaime to do the meeting as she is gone. Terrence would like to make sure that hardening (hole filling) is done before painting. There are a few buildings with gaps that create a fire hazard.

Adjournment: There being no more business the meeting adjourned at 6:23 PM