

**Val D Sol Homeowners Association
Board of Directors Meeting Minutes
October 14, 2025**

Approved

Call to Order: Meeting called to order at 5:05 PM

Call for Quorum: Achieved with Bart, Jim, Lisa and Thomas in attendance

Approval of Previous Meeting Minutes: June 2025 July 2025 Board wished to have all Board minutes sent for review and email vote to approve. There was discussion to make sure meeting dates are on the website.

Managerial Report: Projects to date: Greg gave reports on completion of the Roof replacement for only the 9 -12 unit building, which included a change order for \$2,375.00. One of the changes was due to a wire that seemed abandoned and Greg will investigate further when a response from owner of unit 11 is achieved for access. We only painted Unit 1 to 4 building this summer and it is done. The water line for 29 & 30 was moved and will include heat tape still. Trees should be scheduled soon by Alpine Tree service. So far pavers are still needing to be addressed and Greg stated spring is a better time. The entry area drywell was not possible due to utilities in the way and the patch was completed by American paving. Owners with furnaces did get some response for inspections. It is recommended by Board to do a spreadsheet. (Note by management that we should not take on the responsibility to make owners check furnaces but create a Board resolution that if an owner fails to do a furnace check and damage occurs that the owner is responsible for any damages.)

Financials: Tabled for more discussion of budget 2026

New Business:

Budget 2026-Lisa presented the budget to the Board by line items. After going through it a motion was made, seconded and carried to approve the budget as given.

Dues Increase- After the budget discussion it was mentioned that there should be a dues increase. If not in 2026 then soon. The Board decided that more discussion is needed.

Champion Meadows- Events and snow storage The snow storage contract has not been finalized but a line of communication with the City has begun and ended with the City stating they will send a contract soon.

Discussion: The Board stated that only 10 responded to the survey regarding management services. The Board will review thoroughly but the consensus is to remain with existing management for now. Sheri stated it is Greg's Birthday tonight and that BMP mgmt. is that committed to the future of Val d Sol. All wished Greg a Happy Birthday!

Next Meeting Date: Listed on the Website.

Adjournment: Motion to adjourn was made, seconded and passed at 6:31 PM