

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

Call to Order

Call for quorum

Review and Approval of 2024 Annual Meeting Minutes

Introductions

President's Report —

Treasurers Report – Thomas Goetz

Landscape committee report-

- I. New Business
 - 1. Roofing
 - 2. Rule guidelines and BBQ fines
 - 3. Paver work
 - 4. Painting updates
 - 5. Property Management Survey and recommendations.

Nominations and Elections of New Directors – One position open

Discussion

Date for Next Members Meeting

Adjournment

Val d' Sol Homeowners Association Meeting Minutes
Saturday, July 27, 2024

Call to Order: Thomas called the meeting to order at 8:45 a.m.

Call for quorum: At time of call, quorum was established with 11 units represented in person and 8 by proxy.

Review and Approval of 2023 Annual Meeting Minutes- due to minutes being sent to all owners before the meeting the reading of them was waived and motion to approve was made and seconded. Meeting minutes were approved.

Introductions-All in attendance stated their names, units and how long they have owned the unit.

President's Report — Jim reported the accomplishments to date that included fence rebuilds, electric meter covers, increased heat tape and the beginning of the painting that will include 2 buildings per year. The start of painting was on units 9-12 and 13 to 16, the next set of buildings will be 1-4 and 31-34 with possible 29 & 30 included. The paver walkways are on the docket for the future and the trees are being monitored for removal if needed. Jim reported that the moving of cars during snow removal is still an issue and the owners who rent need to make sure the renters comply. All in attendance received the Rules guidelines that were laminated by Thomas. The need to be proactive with collections is evident so the collection policy adopted by the Board is that all payments whether monthly or quarterly must be paid by the 10th of the month due, if not paid then an immediate \$10.00 fee is assessed and then a 1% interest rate monthly until paid in full. There is also a need to increase the dues as they have not been increased since 2019 and inflation has increased all costs. The dues for operating will increase by \$25 to \$375 per month and the Capital contribution will also be increased by \$25.00 to \$125.00. The breakdown of dues for 2025 monthly will be Operating: \$375.00, Asphalt \$20.00, painting \$30.00 and Capital Reserve contribution at \$125.00. Dues are still low compared to others in the valley.

Treasurers Report – Bart Green then gave the Treasurers report. It included comparisons of expenditures from last year to this year. Bart gave kudos to the landscaping committee for their work to date. Fencing is and always will be an extensive cost. The report touched upon the reserve study and why the board voted to increase this contribution. The board also voted for the dues increase as inflation has increased 20% since the last increase in dues. Insurance continues to increase due to the wildfire factor for the area. The Board also felt it was time to increase the wage of management as they have not had one since beginning at Val d Sol. Bart again stressed the importance of the collection policy that has been in the documents and that the Board has instructed management to enforce.

Financial Report to date— All received financials prior to the meeting. The final page reflected the full year of expenses versus income. However, the fiscal year is January to December. Management also stated that the reserve study shows large expenditures upcoming that total \$1,132,791.00.

Landscape committee report- Whitney reported that beds were redone for units 13-16 after painting completed. This type of work will be completed as buildings get done with painting and/or as needed for other work. It was then brought up that if you wish to maintain the area in front of your unit yourself then there needs to be a red rock placed in your entry area for landscapers to leave it alone. Whitney has a sign-up sheet for those who want red rocks. Two other items this year will be to remove wood chips and replace them with rock in front of 31 to 34 and to plant bulbs at the entry this fall.

I. **New Business**

1. Rule guidelines and BBQ fines- The laminated sheet is a summary of the full rules and regulations that is on the Boulder Mountain Website. The BBQs were to be removed or retrofitted with 1 lb. propane tanks by June. There still seem to be 3 or 4 that if on inspection are not removed there will be a fine. Kea also stressed that fire extinguishers must be within 14 ft as per the law from where the BBQ is being used. Whitney wanted to touch upon the contamination of recycling, especially plastics. Clear Creek will just put the whole bin full in the main dumpster. Please note that it is 1-5 plastics only. She will make more signs to put on the containers in hopes people will read them and comply. It is also asked for owners to contact Clear Creek to impress upon them a system in which they hire a sorter so all recyclables can go into one bin.
2. Collections policy upgraded- Already covered.
3. Painting and parking updates- The committee for parking lines made a proposal to the Board in hopes of eliminating parking issues seen at the complex. Bart interrupted the process to hand out a document of 17 pages of his research on the topic. The discussion was tabled for the Board to research again.
4. Deck responsibility of owners- Management wished to explain the changed nature of context for definition of "all exterior building surfaces" from the documents to include deck surfaces. The changing ways of responsibility to maintain needs to be with the HOA and an amendment will be necessary for health and safety. The board will work to put forth an amendment to address this.
5. Lot purchase- Bart reported his conversations regarding the lot behind units 13 to 17. The two existing owners also own two units that with an agreement were able to extend their decks out into the lot 10 feet. The easement agreement as well as some other concerns from the owners of the lot were expressed. Negotiations would need to occur, but all agreed that this acquisition is not a priority, and it was tabled.

Nominations and Elections of New Directors (intro of FINCEN reporting)- two director positions- Motion was made to nominate Jim Hill to remain on the Board, seconded and approved. Motion was made to nominate Lisa Davitt to the Board with her strong background in accounting, motion seconded and approved. There were no other nominations. With only two nominated to replace two positions a motion was made to approve the nominees in place of ballot voting, motion seconded, and nominees are now active Board members.

Discussion There was a question about staying on top of the developments for the Meadows now known as "Champion Meadows". Thomas will continue to be diligent on keeping up with this but urged all to stay in the know. Emails seem to still be an issue and owners are not receiving the Board meeting notices. The issue stems from sending mass emails to all owners at one time, this triggers spam and junk flags through the owner's email programs. Invoices are sent just one on one so those will not get flagged. It was brought up that we can do an app like neighborhood that can post items to all owners in the future. This will be researched. This was followed by Ann reporting the need for a survey for management review. Thomas will get together with Ann to work on the survey. Bart noticed there are plants on railings in two units around the complex that need to come off. Management will put notices on the doors. Management has confiscated BBQ's and will give notice to the remaining few.

Date for Next Members Meeting Thomas stated the date next year is July 26, 2025 and the party will be the night before.

Adjournment Motion to adjourn made, seconded and passed at 10:22 am. All were welcome to do the walk through.

Balance Sheet

ValdSol Home Owners Assoc

As of June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Mt West -Cap Res - 0573	
Mt West -HYS Account - 7773	77,683.41
Mt West Operating - 5603	154,390.47
Total for Bank Accounts	\$232,073.88
Accounts Receivable	
Accounts Receivable	
Total for Accounts Receivable	0
Other Current Assets	
Certificate of deposit	89,312.66
PREPAID EXPENSES	1,304.16
SNOW STORAGE SECURITY DEPOSIT-C	
UNDEPOSITED FUNDS	
Total for Other Current Assets	\$90,616.82
Total for Current Assets	\$322,690.70
Fixed Assets	
Other Assets	
Total for Assets	\$322,690.70
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
ACCOUNTS PAYABLE	
TAXES PAYABLE	
Total for Accounts Payable	0
Credit Cards	
Other Current Liabilities	
DUE TO CAPITAL RESERVE	
DUE TO OPERATING FUND	
Total for Other Current Liabilities	0
Total for Current Liabilities	0
Long-term Liabilities	
Total for Liabilities	0
Equity	
RETAINED EARNINGS	75,399.19
Net Income	59,473.21
MEMBER EQUITY- CAPITAL RESERVE	49,456.23
MEMBER'S EQUITY	138,362.07
Opening Bal Equity	
Total for Equity	\$322,690.70
Total for Liabilities and Equity	\$322,690.70

Profit and Loss Comparison

ValdSol Home Owners Assoc

January 1-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	JAN 1 - JUN 30 2025	JAN 1 - JUN 30 2024 (PY)
Income		
ASSOCIATION DUES	76,122.29	60,426.00
Chimney Cleaning Reimburse	1,036.00	168.00
LATE CHARGES & PENALTY FEES	100.00	
Unapplied Cash Payment Income	-1,100.00	500.00
Total for Income	\$76,158.29	\$61,094.00
Cost of Goods Sold		
Gross Profit	\$76,158.29	\$61,094.00
Expenses		
ADMINISTRATION	0	0
ACCOUNTING	491.00	350.00
QuickBooks Payments Fees	791.91	822.35
TAXES- OPERATING FUND	0	0
FEDERAL	42.43	24.00
STATE	10.00	10.00
Total for TAXES- OPERATING FUND	\$52.43	\$34.00
POSTAGE & OFFICE SUPPLY		74.80
Total for ADMINISTRATION	\$1,335.34	\$1,281.15
INSURANCE	\$1,880.00	0
COMMERCIAL LIABILTY	10,258.73	10,637.68
Total for INSURANCE	\$12,138.73	\$10,637.68
LANDSCAPING EXPENSES	0	0
GROUNDS REPAIR/MAINTENANCE	331.25	525.00
LANDSCAPE MAINTENANCE CONTRACT	5,345.00	
FLOWERS		1,686.92
Total for LANDSCAPING EXPENSES	\$5,676.25	\$2,211.92
MANAGEMENT FEES	7,289.22	6,270.00
POOL EXPENSES	\$280.00	0
MAINTENANCE & REPAIR	1,233.67	1,496.48
SUPPLIES	37.50	
Total for POOL EXPENSES	\$1,551.17	\$1,496.48
REPAIRS & MAINTENANCE	\$630.00	\$644.46
CHRISTMAS LIGHTS	150.00	
GENERAL	195.00	187.50
LIGHT BULBS	128.41	88.11
Repair & Maintenance	356.37	
COMMON AREA SUPPLIES		118.53
FENCES		243.75
PLUMBING		190.00
Total for REPAIRS & MAINTENANCE	\$1,459.78	\$1,472.35
SNOW REMOVAL	\$2,827.50	\$37.50
PLOWING	7,609.30	4,575.00
ROOFS	173.11	

Profit and Loss Comparison

ValdSol Home Owners Assoc

January 1-June 30, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	JAN 1 - JUN 30 2025	JAN 1 - JUN 30 2024 (PY)
WALKWAYS	0	0
HAND SHOVELING	322.61	
Total for WALKWAYS	\$322.61	0
Total for SNOW REMOVAL	\$10,932.52	\$4,612.50
UTILITIES	0	0
GAS	1,222.19	1,850.39
POWER	10,506.51	11,414.34
RUBBISH	6,065.47	5,735.40
WATER & SEWER	671.46	500.21
Total for UTILITIES	\$18,465.63	\$19,500.34
Total for Expenses	\$58,848.64	\$47,482.42
Net Operating Income	\$17,309.65	\$13,611.58
Other Income		
CAPITAL RESERVE FUND ASSESSMENT	35,325.89	34,334.00
INTEREST INCOME	4,707.85	95.80
Late Fee Income	515.24	
PAINTING - BUILDINGS	1,345.36	6,866.00
PAVING - DRIVEWAY & PARKING LOT	269.22	1,374.00
Total for Other Income	\$42,163.56	\$42,669.80
Other Expenses		
CAPITAL RESERVE FUND EXPENDTURE	0	0
PAINTING - BUILDING		32,400.00
Total for CAPITAL RESERVE FUND EXPENDTURE	0	\$32,400.00
Total for Other Expenses	0	\$32,400.00
Net Other Income	\$42,163.56	\$10,269.80
Net Income	\$59,473.21	\$23,881.38

ValdSol Home Owners Assoc				
	2024	2024	2025	2025
	Total	Budgeted	Jan-June	Budget
Income				
ASSOCIATION DUES	130,759.34	142,800.00	76,122.29	153,000.00
Chimney Cleaning Reimburse	2,658.00		1,036.00	
Late charges and penalties	228.92		615.24	
Unapplied Cash Payment Income	0.00			
Total Income	\$ 133,417.34	142,800.00	77,773.53	153,000.00
Gross Profit	\$ 133,417.34	142,800.00	77,773.53	153,000.00
Expenses				
ADMINISTRATION				
ACCOUNTING	350.00	650.00	491.00	650.00
MANAGEMENT FEES	13,624.82	13,200.00	7,200.00	14,400.00
MERCHANT DEPOSIT FEES	1,569.01	400.00	791.91	1,500.00
POSTAGE & OFFICE SUPPLY	268.80	410.00	89.22	250.00
TAXES- OPERATING FUND				
FEDERAL	24.00		42.43	90.00
STATE	10.00	10.00	10.00	10.00
Total TAXES- OPERATING FUND	\$ 34.00	10.00	52.43	100.00
Total ADMINISTRATION	\$ 15,846.63	14,670.00	8,624.56	16,900.00
INSURANCE				
COMMERCIAL LIABILTY	19,134.46	20,000.00	12,138.73	20,050.00
Total INSURANCE	\$ 19,134.46	20,000.00	12,138.73	20,050.00
LANDSCAPING EXPENSES				
CLEAN-UP	698.58	1,450.00		
FLOWERS	1,766.92	1,500.00		
GROUND'S REPAIR/MAINTENANCE	525.00	1,200.00	331.25	
INSECTICIDE & FERTILIZER	317.68	350.00		
IRRIGATION	0.00	1,200.00		
LANDSCAPE MAINTENANCE CONTRACT	12,418.00	8,500.00	5,345.00	
TREES	1,185.00	500.00		
Total LANDSCAPING EXPENSES	\$ 16,911.18	14,700.00	5,676.25	16,000.00
POOL EXPENSES				
MAINTENANCE & REPAIR	3,488.27		1,551.17	
POOL FURNITURE	206.25			
SERVICING				
WINTERIZING				
Total SERVICING	\$ 0.00			
Total POOL EXPENSES	\$ 3,694.52	3,650.00	1,551.17	5,000.00

REPAIRS & MAINTENANCE				
BOILER SERVICE	1,020.54	0.00		1,000.00
CHIMNEY INSPECTIONS	1,390.00	1,800.00		1,600.00
CHRISTMAS LIGHTS	0.00	500.00	150.00	500.00
COMMON AREA SUPPLIES	482.32	1,200.00		1,000.00
FENCES	243.75	2,000.00		2,000.00
GENERAL	4,387.22	4,000.00	195.00	3,850.00
GUTTERS	281.25	1,800.00		2,000.00
LIGHTS	88.11	0.00	188.14	1,000.00
PLUMBING	453.22	500.00	630.00	500.00
Total REPAIRS & MAINTENANCE	\$ 8,346.41	11,800.00	1,163.14	13,450.00
SNOW REMOVAL				
PLOWING	4,575.00		10,436.80	
WALKWAYS	387.50		495.72	
SNOWMELT SYSTEM	150.00		296.64	
Total WALKWAYS	\$ 537.50		792.36	
Total SNOW REMOVAL	\$ 5,112.50	25,000.00	11,229.16	25,000.00
Contingency	\$ 0.00	10,000.00	0.00	12,100.00
UTILITIES				
GAS	3,792.83	7,200.00	1,222.19	7,500.00
POWER	14,553.11	19,000.00	10,506.51	19,000.00
RUBBISH	11,545.16	13,000.00	6,065.47	13,000.00
WATER & SEWER	6,227.64	1,700.00	671.46	5,000.00
Total UTILITIES	\$ 36,118.74	40,900.00	18,465.63	44,500.00
Total Expenses	\$ 105,164.44	140,720.00	66,840.55	153,000.00
Net Operating Income	\$ 28,252.90	2,080.00	10,932.98	0.00
Other Income				
CAPITAL RESERVE FUND ASSESSMENT	69,529.89	61,200.00	35,325.89	71,400.00
INTEREST INCOME	272.94		4,707.85	0.00
PAINTING - BUILDINGS	13,904.34		1,345.36	0.00
PAVING - DRIVEWAY & PARKING LOT	2,782.51		269.22	0.00
Total Other Income	\$ 86,489.68	61,200.00	41,648.32	71,400.00
Other Expenses				
CAPITAL RESERVE FUND EXPENDTURE				
ELECTRICAL PANEL UPGRADES	0.00	0.00		0.00
PAINTING - BUILDING	32,400.00	28,000.00		40,000.00
Sealcoat		9,000.00		
Total CR FUND EXPENDTURE	\$ 32,400.00	37,000.00	0.00	40,000.00
Total Other Expenses	\$ 32,400.00	37,000.00	0.00	40,000.00
Net Other Income	\$ 54,089.68	24,200.00	41,648.32	31,400.00
Net Income	\$ 82,342.58	26,280.00	52,581.30	31,400.00
		Monthly Dues		\$ 375.00
		CR dues		\$ 175.00
				\$550.00