

Village Glen Homes Homeowner's Association

DRAFT Minutes of QTR 1 Meeting 4/22/2026

I. CALL TO ORDER

President Tim S. called meeting to order at 7:10 PM. Quorum was met with 4 of 5 Board Members present.

II. ROLL CALL + ATTENDANCE

Board in attendance: Tim Slaughterbeck (President), Olivia Alexander (Secretary), Sheri Hauck (Treasurer), Gary Fluitt (ARC + Landscape liaison).
2 residents on-line.

III. APPROVAL OF MINUTES

Treasurer Sheri H. moved to approve minutes from the 2025 Year-End meeting, held November 20, 2025. Motion seconded by President Tim.

Email sent to resident contact list and posted to VGHOA website on 4/23/26.

IV. FINANCIAL REVIEW – TREASURER'S REPORT

Treasurer Sheri reported a good financial position, with all 2026 HOA dues have been collected, with one home due to be collected by July (within rules and payment plans 😊). Additional \$100 per home has been added to Reserve account as outlined previously to bring it to legal standard account balance needed. All HOA taxes paid as of 3/16/26.

In reviewing bank statements, VG HOA pays for common area green waste pick up, in addition to hauling provided by Oakridge Landscape Service. However, cans that are located at the top of Hidden Oak are missing, and we are left questioning services rendered and absence of these cans. Gary volunteered to investigate sanitary services to ensure payment is relevant and services active.

Since most budget and HOA spending is associated with landscaping and maintenance of common areas, further financial discussion is captured in the next section below. While discussing spend of landscaping elements, some clarification around when 'reserve funds' are used vs. fund coming out of HOA general bank balance funds. Items over \$500, with a useful lifespan of over 5 years will be considered 'reserve' spending, while items that are regular operating expenses, utilities, repairs, and items under \$500 are to be paid by the regular HOA account.

Another question was raised by Gary to Sheri regarding a line item in the financial statement labeled 'Field Expenses'. Sheri noted that is a part of the insurance required for our citizen's board legal protection (DNO) and liability for common spaces.

V. LANDSCAPE REVIEW

Landscape Liaison Gary reported that a very old and leaking Backflow Prevention valve at the north entrance off Hidden Oak was replaced earlier this week by Oakridge Irrigation specialists. This major irrigation element is pricey and was approved by the Board prior to replacement.

As stated in many other meetings, the VG common area irrigation is nearing 25 years old and has nearly reached its useful life, requiring extreme renovations in the coming years. Due to malfunctions, leaks, faulty parts, etc., many irrigation zones have been turned off and inactive for over 15 months, leaving members to wonder if in fact it is needed, and can be modified to the current needs of this very mature landscape full of native plants, accustomed to low water needs. Gary will work with Oakridge Landscaping in the coming months to assess all 10 zones, identifying leaks and repairs needed. THANK YOU GARY! This will save the HOA a lot of money! Reminder too, that Oakridge Landscaping will provide \$500 credit as agreed to last year upon change of services from GLM.

Comments from several members regarding the lack of savings from the city on our HOA water bill, having a huge portion of the irrigation turned off for over one year! Investigation is needed, but likely just higher pricing from city municipality.

Gopher abatement is needed in many common areas more regularly. Gary will ask Oakridge to perform regular gopher abatement monthly, or as needed.

Gary and neighbor Fred inspected the retention pond on Canyon Way. Plant material grows quickly, mostly at and around the fenceline. Backhoe or tractor work should be budgeted for and scheduled soon, potentially holding off until spring 2027. This is another large expense for the HOA.

Native Acacia (aka Locust, *Robinia pseudoacacia*) trees are growing over fencelines in backyards on James Way, where some debris was cut and left in the common space, creating a fire hazard and addition to the unkempt eyesore of this common area. Gary will coordinate with landscaper to prune and maintain trees off the fenceline for safety and general cleanliness in months to come when landscapers have fewer tasks.

VI. ARC

No ARC items have been submitted to the HOA for review or approval.

VII. OPEN FORUM

1. Adjacent drain and weeded patch to the north of VG entrance was raised again, noting it is ugly, unkempt, and eroding, potentially causing trip hazard. It has been addressed that since this is within HOA jurisdiction, but if a concerned neighbor wants to report it to the city for maintenance, they are free to do so.

Since 'culvert' and drain run parallel to HOA property lines, HOA will ensure that the drain is cleared often to prevent the clog that causes backups during rain

events. The drain becomes clogged due to debris likely from un-mowed property that is the source of the complaint.

VIII. ADJOURNMENT

At 7:53 President Tim moved to adjourn the meeting, Sheri seconded.

Olivia Morgan
VG HOA Secretary