***DRAFT – To be approved at next meeting***

**Village Glen Homes Homeowner’s Association**

**Minutes of meeting 4/23/2025**

**CALL TO ORDER**

President Tim S. welcomed attendees and kicked off meeting at 7:01PM, hosted via new platform Google Meet.

**ROLL CALL + INTRODUCTIONS**

Board in attendance: Tim Slaughterbeck (President), Olivia Morgan (Secretary), Sheri Hauck (Treasurer), Gary Fluitt (ARC + Landscape liaison), Brian Aronson (Canyon Way liaison). Quorum established. New Board members took several minutes to introduce themselves within new roles, followed by homeowner introductions.

**APPROVAL OF MINUTES**

Sheri H. moved to approve minutes from the last meeting, held November 20, 2024. Motion seconded by Tim S.

Board agrees to distribute / post draft version of minutes to homeowners prior to approval from HOA Board at the next quarterly meeting to ensure timeliness of information and HOA matters. The secretary will draft minutes, gain approval to post by board, then distribute via email to homeowners and post as a draft on HOA website.

**FINANCIAL REVIEW**

Sheri H. provided financial notes and bank statements, highlighting current bank and reserve account balances, noting all homeowner’s dues are paid (or in payment agreement), and all taxes filed and insurance paid. Summary of potential fraud event that was easily settled with Sheri H. and Olivia M. with Mechanic’s Bank. Please see financial notes provided by Sheri prior to the meeting for further details.

Tim S. motioned to accept financial documents. Olivia M seconded. All board members agreed.

**ARC**

Gary F. stated no new ARC submissions were received last quarter.

**Landscaping Review**

Detention basin maintenance on Canyon Way completed in Feb. 2025 by Cobb’s Tree Service, about 1/3rd the cost of the previous contractor. Substantial irrigation leak identified on west facing slope facing James Way. Currently, that irrigation zone is turned off, but will need to be addressed with GLM soon. Gary F. to meet with GLM irrigation specialist to get quote to repair. It is noted that irrigation system and materials are now over 20 years old, and substantial rehab of the system should be expected in upcoming seasons. Sheri H. confirmed there has not been a significant increase in the water bill from this leak.

All attendees agree that irrigation to wooded HOA area can be turned off during rainy season.

Rick H. raised concern of increased gopher activity in lawn areas on Hidden Oak near N. entrance to neighborhood. Gary F. will discuss eradication / deterrent with GLM.

Discussion regarding the adjacent lot near N. entrance is full of weeds and very unsightly, with proximity to maintained Village Glen sign area. Unfortunately, this is private property that is not in VGHOA jurisdiction. Tim S. has agreed to mention this to the homeowner to try a neighborly approach to cleaning it up.

**OPEN FORUM**

Tim S. summarized his address to the complaint that bike riders are trespassing on private dirt areas adjacent to homes and school site, as he kindly asked the teens to stay out of private property, as well as posting no trespassing signs. These boys are not residents of VG. School is responsible / liable for their property.

Various dog issues reported. Reminder to all residents that dogs are to be leashed at all times. Reminder that not all who walk their dogs in this neighborhood are residents of VG. If a serious complaint arises, VG HOA reminds residents to contact animal control services.

Changing of the VG HOA board created a lag in communication to residents. This has been remedied, and apologies issued for any missed emails.

It was confirmed that new homeowners are given full CC+Rs when escrow documents are provided to realtor.

If a neighborly complaint needs to be addressed, the board has asked to please email or contact a board member if it can’t be addressed directly by the homeowner. We want to encourage our neighbor’s freedom and continue to be friendly in all HOA matters. If there is a serious violation, please raise a formal complaint with the HOA.

**ADJOURNMENT**

Sheri H. moved to adjourn the meeting, Tim S. seconded. Meeting ended at 7:50PM.

Olivia Morgan

VG HOA Secretary