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

**Village Glen Homes Homeowner’s Association**

**Minutes of meeting 7/30/2025**

**I. CALL TO ORDER**

President Tim S. established quorum present at 7:02PM, calling meeting into order, hosted via Google Meet.

**II. ROLL CALL + INTRODUCTIONS**

Board in attendance: Tim Slaughterbeck (President), Olivia Morgan (Secretary), Sheri Hauck (Treasurer), Gary Fluitt (ARC + Landscape liaison).

**III. APPROVAL OF MINUTES**

Sheri H. moved to approve minutes from the last meeting, held April 23, 2025. Motion seconded by Tim S.

Special temporary note: The 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 8/11/25.

Email sent and posted to VGHOA website post meeting.

**IV. FINANCIAL REVIEW**

Sheri H. provided financial notes and bank statements, highlighting current bank and reserve account balances. GLM Landscaping Co has delayed billing for May + June that will be paid in August. Sheri has updated email contacts to ensure billing reminders are going to the correct member. Short review of $700 paid to Cobb’s Tree Service to clean out drainage basin on Canyon Way from last Feb from Reserves. Please see financial notes provided by Sheri prior to the meeting for further details.

Tim S. motioned to accept financial documents. Gary F. seconded. All board members agreed.

**V. ARC**

Gary F. + VG HOA approved plans for installation of pool at 435 Canyon Way in early May 2025.

**VI. Landscaping Review**

Gary F. has spearheaded a project to rebid landscaping for VG HOA. We received and reviewed bids from current landscaper GLM, and two others, Oakridge Landscape Co. and Marvel Landscaping Service. After reviewing service contracts and pricing, it is agreed to move weekly landscaping maintenance to Oakridge Landscaping Services, with a savings potential of $4K annually. They have also provided an incentive discount for the work required to repair and reinstall irrigation on the James Way facing slope that is paid for by HOA funds. The discount includes $1K credit for the project as well as $500 credit for labor. ORL (Oakridge Landscaping) will return and provide a full working bid for this project soon, and the board will then approve or revise. See attached notes on motion to change landscaper for more information.

THANK YOU, GARY, for all of your work! It is great to see some savings on our monthly payments and the potential for discounted repairs to our outdated irrigation!

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.

**VII. OPEN FORUM**

1.Tim S. followed up on adjacent property that is ill-maintained at the entrance of W entrance to VG. It appears to have been cleaned up slightly and should be addressed with neighbors if needed.

2. Questions about the James Way slope – additional problems will be addressed with neighbors when needed. Much cleanup is needed. Reminder to all – NO DUMPING of landscape debris is allowed in common spaces beyond property fencing.

3. HOA as agreed that it will not forward marketing type emails to our mailing list. We will try to communicate official matters when appropriate.

**VIII. ADJOURNMENT**

Sheri H. moved to adjourn the meeting, Tim S. seconded. The meeting ended at 7:35PM.

Olivia Morgan

VG HOA Secretary