

Village Glen Homes Homeowner's Association

Minutes of in-person meeting 11/20/2025

I. CALL TO ORDER

President Tim S. called meeting to order at 6:32PM. Quorum was met with all Board Members present.

II. ROLL CALL + INTRODUCTIONS

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

11 other residents in attendance, 1 resident on-line.

III. APPROVAL OF MINUTES

Treasurer Sheri H. moved to approve minutes from the last quarterly meeting, held July 30, 2025. Motion seconded by President Tim.

Email sent to resident contact list and posted to VGHOA website on 12/1/2025.

IV. FINANCIAL REVIEW

Treasurer Sheri provided financial notes and bank statements, highlighting current bank and reserve account balances. All financial docs sent to residents before meeting.

Year end summary stated by Sheri highlighted that VGHOA checking is fully funded with a slight surplus of about \$1k, that will be used to bring the reserve account to it's full and legally required level (70-75% of reserve study target by CA law). While HOA dues per household will not be raised for 2026, each residence will be billed a \$100 assessment fee to reach the reserve funding requirement.

2026 HOA dues will be billed in January. Lots 1-36 will be \$765 annually, and Canyon Way Lots will be \$435 annually. Early payment discounts are available.

Landscaping expenses are historically the largest budget item managed by the HOA. In August 2025, the board approved the change in professional landscaping from GLM to Oakridge Landscaping, netting a monthly saving as \$374. July through October is typically the most expensive time of year for landscaping expenses at roughly \$6K.

The VGHOA is a volunteer group of homeowners, organized to keep Village Glen HOA fees as low as possible while staying within legal boundaries required by CA Law. We are required to follow same fiscal and budget responsibilities as non-profit organizations.

A motion to approve financial documents and the additional \$100 assessment fee was made by Treasurer Sheri and seconded by Pres. Tim. All board approved. All are pleased to see no increase in HOA dues, and a reduced assessment fee to fill reserves, compared to \$150 from 2025.

V. ARC

ARC rep. Gary detailed completion of the pool and painting project at 435 Canyon Way. New landscaping is complete at 346 Village Glen is complete.

Reminder to residents to submit plans, professional or otherwise, to the ARC representative to ensure architectural or major landscape projects / improvements to maintain HOA CCRs and stated rules prior to work starting.

VI. Landscaping Review

In August 2025, Gary F. spearheaded the changing of landscaping services for HOA maintained areas from GLM to Oakridge. It was suggested to review common areas with Oakridge workers to ensure they keep up with weeds, mowing, etc. Quality control review with Gary may be needed as the new company is onboard.

Beyond monthly savings expected, Oakridge Landscaping has provided the HOA with \$500 credit towards assessment of the irrigation overhaul needed on the west-facing James Way slope, and \$500 credit towards the installation / repair of needed irrigation (totaling \$1K in credits). Irrigation in this area has been turned off completely since summertime and will remain off during the rainy season. This area is really a mess, with overgrown / dead plants and trees, weeds, etc, with 12 irrigation zones needing to be reset, replaced, or eliminated. GLM will be brought in to review these zones, and neighbor Gary Smith suggests manual turn on is an option.

Since this area has been manually turned off for months, many wonder how much water and irrigation is necessary now that the area is filled with mature and native plants. Is full irrigation needed, or can we have a more water-wise landscape in this area with minimal irrigation?

The community drainage basin on Canyon Way continues to be the biggest spend / reserve concern outside of general landscaping services. The basin must be kept clear of weeds and willow that could cause problems if left unmaintained. Currently, the basin is 100% functional, and annual clearing is not necessary. This should be considered in the reserve study, as it is a variable expenditure. In past years, it has been as much as \$4800 to clear, last year only \$700 was spent to clear it. Gary suggests it be cleared / maintained every other year since it is not a major concern for flooding. This is a major area where the reserve budget is required but very is hard to assess.

Residents have concerns about adjacent neighbor's properties that are not under our HOA management having weeds, gophers, rainwater problems, and weeds, looking very ugly. Unfortunately, this is not an area the HOA is responsible for. It is recommended to discuss this with the neighbors to see if they can clean it up under good neighbor reaching out.

A question came about if Canyon Way is really a private road and it is confirmed that past the private marker it is indeed private. CCRs are a bit confusing as to who owns the roads (SLO County), but Village Glen HOA is not responsible for their roads or driveways, as they have separate HOA for their properties.

Some neighboring properties from VGHOA residents are becoming overgrown, potentially with brush, posing a fire hazard and impeding sight, also with clogged drains and downspouts. Unfortunately, this is not in scope for VGHOA board, and neighborly reaching out of those homeowners may be needed to alleviate various concerns amongst neighbors.

VII. OPEN FORUM

1. A resident spoke as a representative of another resident about concerns that a neighbor is parking an RV in their driveway. VG HOA President Tim S. informed attendees that the ongoing issue has been reviewed by all of the board during the past several months, considering complaints and responses as well as VGA governing documents. Tim summarized that it has been concluded by the board that there is no language in the VG HOA governing documents which specifically prohibits residents from parking vehicles, including RVs in their own driveways. Efforts have been made to communicate with both residents directly. Neither of the residents were in attendance at this meeting to discuss their grievances in person. It is determined that this is a non-actionable issue for the HOA Board and it is now considered CLOSED. Good-neighbor policy and common courtesy are the best way to address the issue. The board reiterates that complaints based on defined policies may be raised to HOA board, and that many general issues between neighbors should be addressed directly by communicating with each other in a private manner. We all enjoy our neighborhood and hope neighbors will continue to respect and consider each other's concerns.

2. All CCRs are available to all on the online portal.

<http://www.villageglenhoa.com/>

To enter into homeowner docs, please enter password: VGHOA

The CCRs are old, with a few amendments and notes that have been added over the years. Because we are a volunteer board with the main goal of keeping our HOA legal and as low cost as possible, it will remain this way. In order to edit, change, update CCR docs, we would have to engage lawyers and county / state officials to approve and notarize new documents. It is also confirmed that all new residents are provided with the full package of CCRs upon escrow. VG HOA CCRs and documents are quite brief compared to larger, professionally managed HOAs.

3. The in-person meeting is an attempt to connect with neighbors, seeding a feeling of community among neighbors. It cost our HOA \$300 to rent the HGI facility. Since so few attend, the need for an in-person meeting is in question. If residents would prefer to keep all meetings online to avoid the cost of this special meeting, please voice your preference in an email to VGHOAdirectors@gmail.com.

4. Attendees voiced their pleasure of the job the new HOA board is doing to keep costs down and keep communication lines open.

5. A July 4th BBQ or other Community Event was suggested for 2026. We will add that to a future agenda to gauge interest from other neighbors.

6. Please update the Village Glen Homes Homeowners Association Roster! If you see an error, or if your personal information has changed, please contact vgheadirectors@gmail.com with a note to update this! Olivia is pleased to make any edits to keep our roster up to date.

VIII. ADJOURNMENT

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

Olivia Morgan
VG HOA Secretary

MINUTES FINAL APPROVAL: 4/22/26

Treasurer Sheri motioned to approve, 2nd by President Tim
Final 2025 Year-End minutes posted to HOA website 4/23/26