

Date: 05.20.2024

Time: 7:00pm

Location: Valmont Clubhouse

Duration of Meeting: 60 mins

# VALMONT HOA

## BOARD MINUTES

### AGENDA

#### MEMBERS PRESENT:

Eric Smith (President)  
Michael Windeler (Treasurer)  
Patrick Spencer (Vice President)  
John Leuder (Association's Attorney)

#### MEMBERS ABSENT:

None

#### QUORUM:

Twenty-four (24) households were represented at the meeting. Fourteen (14) households were represented in person and ten (10) additional households were represented via proxy. John Leuder, the Association's Attorney, gathered the proxies and a quorum was declared.

### **NEW BUSINESS:**

The Board discussed the recent enforcement of a failed property inspection. The Board and John Leuder explained how the process works and why it is necessary to enforce the community standard per the covenants. Regarding the dying sod issue on the road front, the Board discussed how 1) repairing sod as it was or 2) adding additional mulch beds combined with sod are the currently approved solutions. Knox McMurry volunteered to identify a potential third solution that includes a mix of mulch and plants (versus sod). The Board will communicate all potential alternatives in a future communication.

### **NEW BUSINESS:**

The Board discussed what they have been working on as well as potential future projects. Future projects that were mentioned a renovating the pool bar area, enhancing the lighting at the entrance monument sign, firewood at the clubhouse pavilion, replacing the pool furniture, more social events and other enhancements. A survey will be sent to the neighborhood to gauge interest in future projects/priorities.

### **NEW BUSINESS:**

The board explained that we're currently operating on budget while adding to our capital reserve fund as planned. The only unexpected expense of significance was the recent repair to concrete on Valmont Trail. Nobody in the neighborhood is delinquent on dues.

### **NEW BUSINESS:**

John Leuder clarified the makeup of the Board and how our updated bylaws from 2016 stipulate three Board members and three-year terms for each member. As all terms for the current members were expired, the neighborhood conducted elections for all three positions on the Board. Four individuals were nominated from either the floor or proxy: Eric Smith, Patrick Spencer, Michael Windeler and Merrett Willett. John Leuder facilitated the election and the tabulation of results, including the proxy votes.

24 votes were tabulated during the election. Eric Smith was elected with 19 votes with 5 votes for Merrett Willett. Patrick Spencer was elected with 19 votes with 5 votes for Merritt Willett. Michael Windeler was elected with 24 out of 24 votes.

The annual meeting was adjourned. Next meeting: TBD