

Board of Directors' Meeting
OF
THE VILLAGE GREEN AT THE VALLEY CLUB
HOMEOWNERS ASSOCIATION, INC.
April 1, 2026

MINUTES

PRESENT: Janet George – President - Zoom
John Taylor – Secretary/Treasurer
Becky Jackson-Bates – Director
Sara Gorham – Agave Director – Zoom
Ileene Wendland – Agave Director – Zoom

NOT PRESENT: None

OTHERS: **Owners Present**

Paul Stevenson – Lot 20	Doug Horner – Lot 8
Pete Prudden – Lot 15	Steve Roth – Lot 13/14
Fred Bates – Lot 19	Joe Betti – Lot 35/36
Jack Rutherford – Lot 41	Bonnie Cashin – Lot 22
Ann McClelland – Lot 33	Fred Bates - Lot 19

Owners Attending by Zoom

Donald Liebich – Lot 38	Ellen Stevenson (Matteson) – Agave 101
Barbara von Senger – Agave 111	Don Schollander – Lot 29

MANAGERS: Sharon & Chuck Williamson

CALL TO ORDER

John Taylor called the meeting to order at 2:03 p.m. Janet was attending by zoom and for convenience turned the meeting over to John Taylor who was present.

ESTABLISH A QUORUM

A quorum was established with all directors present in person or by Zoom.

PUBLIC COMMENTS

None

READ AND APPROVE December 17, 2025 MEETING MINUTES

The prior meeting minutes were provided for Board Members review in advance of the meeting. *The minutes were approved by unanimous consent.*

BOARD OF DIRECTORS

Resignation of Janet George: Janet expressed her appreciation to the owners and board members for the opportunity to serve the community. She reported on the accomplishments achieved while serving on the Board. Janet expressed that VGVCHOA is now in a good place with many of the pressing matters associated with the developer transition, accounting issues, the formation of the Agave Condominiums, obtaining representation on the Road Improvement Committee and the association management transition having been accomplished during her time on the Board. Board members and owners present during the board meeting expressed their appreciation and thanked Janet for the years of dedication to VGVCHOA and its membership.

MOTION: *Becky Bates moved to accept the resignation of Janet George, John Taylor seconded, and motion was unanimously approved.*

Appointment of Director: John Taylor reported that Joe Betti had agreed to fill the Board vacancy upon the resignation of Janet George. **MOTION:** *Becky Bates motioned to appoint Joe Betti to fill the Board vacancy, Sara Gorham seconded, and the motion was unanimously approved.*

Election of Officers: With the resignation of Janet George the Board elected the following officers for the remainder of 2026:

President: Sara Gorham nominated **John Taylor for President**, Becky seconded, the nomination was unanimously approved.

Secretary/Treasurer: John Taylor nominated **Joe Betti for Secretary/Treasurer**, Sara Gorham seconded, the nomination was unanimously approved.

COMMITTEE REPORTS

Agave Oversight Committee:

Agave Common Area Ownership Issue: Chuck reported that management followed up on Mr. Rutherford's concern, expressed during the annual meeting, that according to the Blaine County records the Agave Common area does not appear to be owned by VGVCHOA. Sara Gorham requested a title search and discovered that the property was never properly deeded to the Valley Club Community Condominium Owners (Agave Condominiums) by the Agave11 LLC. Chuck reported that Tim Wolff, owner of Agave LLC has been contacted by legal counsel, Jim Laski, who stated that he has been in contact with Mr. Wolff and he has agreed to quitclaim the Agave common area property to VGVCHOA. The insurance company has confirmed that there is liability coverage on the Agave common area.

ADRC Report:

Ann McClelland reported the following:

Valley Club - The Valley Club has installed small LED lights in the parking area near the tennis courts on merged Lots 23, 24 & 25. An actual lighting plan still needs to be approved by ADRC. Management will reach out to the Valley Club regarding the temporary lighting installed and their plans for permanent lighting in this area.

Lot 28 - Lot 28 received an approval for the installation of the portable hot tub; however, additional landscaping is expected to be installed to help screen the area. A bathroom addition was approved by the committee in conjunction with additional landscape screening proposed. Ann expressed concern in regard to the utility location orange paint on the street, which had been recently seal coated. The owners will be asked to repair the damaged seal coating.

Lot 11 - Ann stated that a review of the gravel driveway/parking pad installed on Lot 11 may need to be restored by the Association. The area will be reviewed, and a repair proposal will be made to the Board.

Elk Damage - Two damaged trees by elk will be replaced. It was requested that owners remove elk fencing from around landscaping.

Roadway Sprinkler Repairs - The irrigation system at the entrance to Streamside is in need of repair which will be done when the system is activated in May. The owners of Lot 22 have requested a tree review by the Association. They are concerned that irrigation issues may have stressed some trees on the property. John Taylor requested that Jollie Irrigation document sprinkler repair locations to help identify problem areas with parking along the Streamside Drive.

Walkway Bridge Repairs - The bridges in the central common area should not be used by Webb Landscaping for their mowing equipment. They have been asked to provide ramping equipment for mowers to traverse the streams. The bridges located in the common area remain in need of repair. John requested that the ADRC landscape architect review for a repair solution.

Roadway Improvement Committee:

John Taylor and Fred Bates reported that the Road Improvement Committee has revised the County construction agreement to remove the language concerns expressed by Streamside associated with ongoing liability, maintenance and bonding requirements. The VCOA Board has approved the revised construction agreement proposed by the committee and will submit the revised construction agreement for County Commissioner consideration on April 7. Some additional work has been requested by the County at the north and south entrances which include swales for drainage improvement. Valley Club Drive may be reduced in width by up to 1 foot on each side to accommodate the landscaping installed by the homes along the Valley Club Drive and provide spacing for a gravel shoulder drainage required by the County. The speed bumps may be reconfigured to create a smoother vehicle transition over bumps. It is anticipated that the revised reconstruction bid and approvals from the County and VCOA members could be completed by June/July. If approvals are received, VGVCHOA will be required to deposit 20% of the project total into Escrow.

FINANCIAL REPORT

Review YTD Financial Statements - John Taylor reported that Streamside is two months into the new fiscal year so the information on the financial statements is not very informative. Chuck stated that while not shown

on the financial statements at this time, Management purchased \$410,000 in short term treasury bills that will be reflected on the April statements.

Request for Foreclosure Approval Agave 123 – Management reported that the owner of Agave 123 is \$12,957.89 past due at this time. Sara explained that approximately \$8,000 of the balance due is a result of the reversal of a payment posted in error by prior management to his account. The \$8,000 proceeds were from the sale of another Agave unit several years ago. The error was found by Sara Gorham and Chuck when documentation of the unit sale was made available. Chuck stated that demand letters have been sent and legal counsel has filed a lien on the property. All certified mail has been returned unclaimed; however, regular mail sent to the same address has not been returned as undeliverable. After discussion, ***MOTION: Becky moved to approve that after a final notification attempt allowing two (2) weeks to pay the balance due, management is authorized to initiate foreclosure on Agave unit 123, Joe Betti seconded, and the motion was unanimously approved.***

Dues Collection Schedule – Board members discussed the previous Board decision to include the Valley Club Road repairs portion of the dues on the April 2026 billing statements. John expressed concern about collecting the road funds when the project has not yet received the required County and VCOA approvals and an updated bid is pending. Board members solicited the owner opinion regarding collection included on the April dues statement. A majority of those present expressed a desire to defer collection until more information is available. John explained that it may require an interim billing if approvals are received prior to the July dues cycle. After discussion, ***MOTION: Joe Betti moved to approve deferring the road improvement portion of the annual dues at this time, and that the Board review the need to reinstate the collection requirement every thirty (30) days based on the status of the approval process and receipt of an updated road reconstruction bid, Becky seconded, and the motion passed unanimously.***

OLD BUSINESS

July 3rd Owners Gathering – Chuck reported that during the prior Board meeting Paul Stevenson volunteered to help coordinate the summer gathering of the Streamside owners, conditioned on another owner assisting Paul. Becky Bates stated that she would work with Paul to set up the July 3rd gathering. Ann stated that she could provide historical information for Paul and Becky that may be useful in preparing for the summer gathering.

Zoom Board Meetings – Chuck tested and reset the conference room speakers and microphone for use on zoom. Sara Gorham reported that the quality of the system was much improved. No other action will be taken at this time.

NEW BUSINESS

None

EXECUTIVE SESSION

None

Adjournment

With no other business the meeting was adjourned by unanimous consent at 3:11 p.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary