

**ANNUAL MEMBERSHIP MEETING
OF
THE VILLAGE GREEN AT THE VALLEY CLUB
HOMEOWNERS ASSOCIATION, INC.
Streamside Neighborhood Members**

**Wednesday, October 16, 2024
2:00 PM MDT**

**Location:
Valley Club Meeting Room
100 Club View Drive – Hailey, ID 83333**

Join Zoom Meeting
<https://us02web.zoom.us/j/86550291926?pwd=UaMO6unqiKmSJdHUdz3bDhRP6Pi4Yp.1>

**Meeting ID: 865 5029 1926
Passcode: 779967**

Agenda

Call to Order 2:07 by Janet

Establish Quorum

Roll Call - Quorum Established

Kathy

1. WELCOME: New Owners

Janet

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2. President's Report

Janet

- Streamside looks really nice and thanked Ann – July 4th party need someone to coordinate the party and very well attended.
- The pole has been established at the Valley Club rec area cart path.
- First time the Annual Meeting at the Mountain Humane – however, no zoom there.
- The Road Fees – 3rd Installment has gone out and due 103124.
 - o Pretty good results on payments
 - o One on list tht have not paid is VCI – however, they are paying 2nd this wee and 3rd at the end of the month.
 - They need to budget for 2025 and would like number as soon as possible
 - o Buttercup road was difficult but better now that it is done.
 - South end exit (per Zach with VCI) – they will still need to work on South end to prevent future ice built up on road. The county did not correct the drainage issues, they just covered the road.
 - o Thanked John Taylor to get the work done for Streamsside Sealcoat. It looks very nice
 - o Future Board Meetings – once a month to be changed to once a quarter. Meetings can be done whenever a need for a meeting
 - o Reminder – if you have something on the agenda It needs to be addressed at least 2 weeks before the meeting to be added to the quarterly Director meeting agenda.

3. Committee Reports

ADRC – Ann McClelland – See attached
Noise – Ann McClelland – See attached

4. Road Report

Janet

- Road Work Continue to next spring – VCOA pushed off – New County Engineer required additional documentation before County would issue approval and permit for the road work.
- As of now the 2024 the last proposal will be \$100k more than was estimated.
- Plan to get it done next spring provided VCOA members can get the permit from the County
 - o Ann suggested that new members should be able to get a new proposal.
 - o Rosemary – will they be getting a new proposal or will they use the same company.
 - Janet indicated that VCOA will be using the same company ... the company has committed to do the work next spring.

5. Financial Reports

John

- Revenue was added to Budget vs Actual
- Financial report is very strong
 - o Road Account and a portion in interest bearing accounts.
 - Capital in MM and CD.
- All in one bank – moving some funds at the end of the year so funds are insured
- Budget vs Actual
 - o Budget based on historical trends – after Webb contracts were reviewed and modified the scope of work and reduced some of the past expenses.
 - Saved money in Webb contract
- Projecting expenses and revenue could have retained earnings \$57-90k
 - o This will help with 2025 Budget and Road Expenses.
- Road \$446,000.00 Cost Sharing agreement – we only pay based on actual expenses.
 - o New bid -\$550k New share would be an extra \$100k
 - Was not a complete bid.
 - o New contract next spring At least \$100k or more divided by 43 lots ...
- Don accounting Should be easier If a quarterly rather than middle of October.
- Ted ...can retained earnings for the road project
- John. – yes or it can be used to replace the trees
 - o The trees can be paid by the Capital based on the Capital Reserve Account
- Ted = strongly encourage the Board to replace all the trees at the same time for expediency purposes.
- Ann Question:
- Don – How much is past due
 - o John indicated that

6. Election of New Board Director

Janet

- o John Taylor has been elected for 3 years.
- o Marisa will be up in 2025
- o Janet will be up in 2026
- o John will be up in 2027

7. Old Business

Janet

Streamside Website

- Marisa will look into
 - o Agreed we need a Website

- She will determine what needs to be removed and what needs to be added.
- Will need monitoring to make sure updated versions are up to date.
- May look at using another vendor to help get someone to help move the items on the website.
- Get relevant documents
- Don agrees an outdated website
- Rosemary – can we update the directory
 - Janet yes
 - Marisa does not want directory on the website
- Ann – It needs to be directing Brokers to the Website.
 - We should be make a copy and hand deliver to new owners.
 - Welcome ...
- Kathy was that it was not accurate
 - Board told KP to stop providing the due diligent packet.
- Marisa Do not add the directory
- John – only people with a owner access.
- Don –
 - Segregated the information
- Ann how are you going to do this
 - Marisa will be doing this
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- 8. New Business Janet
 - No new business
- 9. Next Director Meeting - December 18, 2024 @ 2:00pm

Closing Comments & Questions

Motion to Adjourn – John and Paul second @ 3:300

Officer Janet president –

Marisa – Secretary / Vice President

John – Treasurer

Adjournment