

Board of Directors' Meeting
OF
THE VILLAGE GREEN AT THE VALLEY CLUB
HOMEOWNERS ASSOCIATION, INC.
June 3, 2026

MINUTES

PRESENT: John Taylor – President - Zoom
Joe Betti – Secretary/Treasurer
Becky Jackson-Bates – Director
Sara Gorham – Agave Director

NOT PRESENT:
Ileene Wendland – Agave Director

OTHERS: **Owners Present**
Paul Stevenson – Lot 20
Fred Bates – Lot 19

Bonnie Cashin – Lot 22
Steven Writer – Agave 119

Owners Attending by Zoom
Michelle Englert – Lot 22
Donald Liebich – Lot 38
Mark McClelland – Lot 33

Marissa Paradiso – Lot 27
Greg Lovinger – Lot 30
Don Schollander – Lot 29

MANAGERS: Sharon & Chuck Williamson

CALL TO ORDER

John Taylor called the meeting to order at 2:02 p.m.

ESTABLISH A QUORUM

A quorum was established with 4 directors present in person.

OWNER COMMENTS

None

COMMITTEE REPORTS

ADRC Report:

New Construction Proposed – Chuck reported that there will potentially be 3 new homes under review. Lot 11, Lot 30 and Lot 41. He stated that he was trying to coordinate with the owners of these properties to provide all required application information and fees prior to scheduling an ADRC meeting for review. According to the ADRC guidelines the application information will be provided to all Streamside owners for a one week comment period in advance of the committee review.

Agave Oversight Committee:

Agave Common Area Ownership Issue: This matter is still pending signature from the developer on a quit claim. Management will reach out to Jim Laski for an update.

Agave Foreclosure Action: Chuck reported that legal council has filed a Notice of Default and a Notice of Foreclosure on Agave 123 for non-payment of Association dues. The foreclosure sale is set for October 2026 if the past due amount is not satisfied.

Agave Condominium Definition: Chuck reported that there have been two sales in Agave in the past year. Most recently, during the sales process for unit 109 a unit inspection was performed on the property. The inspection identified items in need of repair normally associated with condominium common area at Association expense, i.e. roof and crawlspace. In review of the governing documents, it was not clear what portions of the Agave condominium structures are defined as common area. The common area defined in the governing documents references the land but very little on the buildings themselves. The governing documents do not contain a common area condominium plat, i.e. 3D drawings of the condominium structure with governing document common area definitions for walls, roof, crawlspaces, wiring, plumbing, etc. Chuck stated he may not

have all recorded documentation; however, the VGVCHOA governing documents appear to read as though the Agave condominiums are to be treated similar to a townhome; however, there are units situated above one another which would negate the townhome concept unless there is a party wall agreement defining shared expense responsibility. Sara Gorham stated she would request a search from a title company for any additional information. This is an important matter to resolve since it has impact on the Agave insurance and common area expense allocation among the Agave owners.

Landscaping Committee Report: Chuck reported on the following:

Tree Replacement – This work has been delayed due to the sprinkler system issues.

Common Area Bridges and Paths – This matter is still pending on repairs.

Irrigation System – Chuck expressed public appreciation for Reece Jollie and the job he is doing to provide water to homes on a every other day basis. The system is operating on one of three pumps, and Reece is controlling the water application to each lot manually. He reported that Rainbird is currently fabricating the controller module needed. Rainbird has indicated they are waiting on an additional part, and after it is received they can complete the controller fabrication and program the module.

Owner Comments and Concerns – Bonnie Cashin and Michele Englert expressed again their concern about the trees on their property that are showing signs of dying and that the pond is in need of additional cleaning. Chuck stated he would have this reviewed in the next week, however, planting new material, if required, would not be done until the sprinkler system is fully restored. John Taylor asked about the gravel pathway weeds and the mowing of the common area grass. Chuck stated that the pathways are slated for cleanup, and the common area grass is being maintained at a longer height to consume less water to be kept green.

Roadway Improvement Committee:

Paving Start Date: John Taylor that the paving of Valley Club Drive is scheduled to begin on June 11th.

West Campus Access: Traffic has been detoured to access the Valley Club West Campus through Streamside. John expressed concern that vehicles will often cut the corners and drive over the grass and break sprinkler heads.

County Agreement: John reported that the VCOA agreement with the County required that Streamside place their portion of the Valley Club Road improvement expense into an escrow account. Streamside's responsibility is 20% of the total cost of improvements plus a 10% contingency amount. The total Streamside portion of funds placed in the escrow at Blaine County Title was \$459,746. He explained that the VCOA and Streamside Board members reached an agreement that the 10% contingency portion placed in escrow would not be used for landscaping and irrigation improvements for private property owners who have landscaped into the road right of way. Don Schollander inquired as to the future responsibility for road maintenance. John explained that VCOA agreed to provide regular maintenance at VCOA expense which includes small asphalt repairs and seal coating. The agreement does not include the future replacement of the road. Speed bumps are planned to be reinstalled. Mark McClelland asked about the contingency of 10% and whether a contingency was also included in the vendors contract. If so, this would result in a double contingency accumulation for change orders in the contract and escrow requirement. John explained that there was no contract but rather a bid received for the work from the contractor. That bid did not have a contingency amount shown.

Dues Collection Discussion: Chuck reported on the budget impact of the revised pricing for the Valley Club Roadway reconstruction as follows:

Funds Deposited in Escrow:	\$459,746.00
Funds Maintained in Road Account on 5/14/26:	\$382,602.00
Shortfall in Road Account:	\$ 77,144.00

Chuck explained that the Board approved a roadway improvement budget collection amount of \$280,000 in 2026. Chuck proposed that the budgeted collections be reduced from \$280,000 to \$77,144 to match the shortfall in the road account. This budget change would reduce the proposed road reconstruction collection from \$5,833.34 per lot to \$1,794.05 per lot. After discussion, ***MOTION: Becky moved to approve adjusting the 2026 budgeted dues collection amount to \$1,794.05 for the Valley Club Road reconstruction project, Joe seconded, and motion was unanimously approved.***

FINANCIAL REPORT

Review YTD Financial Statements

Balance Sheet: Chuck reported that the Accounts Receivable amount of \$36,256.06 includes two accounts that are significantly past due totaling \$28,066.23. These include Agave unit 123 currently past due \$14,980.32 and VCI totaling \$13,085.91. Chuck stated that he has reached out to VCI to make sure they are receiving the Streamside billings and request payment to bring their account current.

Profit and Loss Statement: Chuck reviewed the year to date profit and loss statement with owners in attendance. He explained the following:

Other Income – Totaling \$3,471.20 was for an insurance refund when the insurance policy was transitioned to another carrier to save significantly on the annual expense.

Tax Preparation – This item is over budget by \$2,014 due to the amount of taxes owed on the Treasury Bill investment income.

Domestic Water System – Chuck explained that management made an error when presenting the budget for Board approval. Instead of proposing an expense of \$12,750 it was erroneously inputted at \$2,750; however, given the actual expenses incurred to date the error will not have a major budget impact in 2026.

The 2026 budget versus actual to date indicates that the VGVCHOA operational budget is currently \$36,538 under budget as of May 31, 2026.

OLD BUSINESS

July 3rd Owners Gathering – Becky reported that the July 3rd owners gathering is scheduled from 3:00 pm to 5:30 pm. Invitations have been sent to all owners by paperless post; however, several present expressed that they had not yet received the invitation. Management offered to resend the invitation since very little response had been received, which may be a result of the paperless post email being diverted to the owners computer trash bin.

NEW BUSINESS

None

EXECUTIVE SESSION

John adjourned the general session meeting, and the following motion was made ***MOTION: Sara moved to approved adjourning the general meeting into Executive Session for the purpose of reviewing the VCOA shared maintenance agreement, Becky seconded, and motion was unanimously approved.***

The meeting returned to general session by unanimous consent.

Action as a Result of Executive Session:

MOTION: Becky moved to approve that John Taylor be authorized to reach out to Cynthia Wooley for additional information regarding the VCOA Shared Expense Agreement for Board review and consideration, Joe seconded, and motion was unanimously approved.

Adjournment

With no other business the meeting was adjourned by unanimous consent at 3:30 p.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary