

Board of Directors' Meeting
OF
THE VILLAGE GREEN AT THE VALLEY CLUB
HOMEOWNERS ASSOCIATION, INC.
June 11, 2025

MINUTES

PRESENT: Janet George – President
John Taylor – Secretary/Treasurer
Don Schollander – Director – Zoom
Sara Gorham – Agave Director

NOT PRESENT: Ileene Wendland – Agave

OTHERS: Owners Present
Paul Stevenson – Lot 20

Owners Zoom
Ann McClelland – Lot 33 – ADRC Chairperson

MANAGERS: Sharon & Chuck Williamson

CALL TO ORDER

Janet called the meeting to order at 12:02 p.m.

ESTABLISH A QUORUM

A quorum was established with 4 Directors in person or by Zoom conferencing.

PUBLIC COMMENTS

None

FINANCIAL REPORT

Balance Sheet: John Tyler presented the 5/31/2025 Balance Sheet indicating the following account balances:

DL Evans Bank - Operating Account:	\$313,552.61
DL Evans Bank – Capital Account:	\$ 84,984.47
DL Evans Bank – Road Account:	\$454,732.29
DL Evans – Capital CD:	\$102,502.25
DL Evans – Agave Operational Acct.:	\$ 9,972.62
DL Evans – Agave Capital Account:	\$ 31,065.27

Profit/Loss Statement:

John informed the Board that with the approval to remove the roadway improvement revenue in 2025 there should be a corresponding reduction in the budgeted roadway expense of \$156,658.00. It was explained that management kept the road expense item in the budget in anticipation of some expense occurring on Club View Drive in 2025. He explained that the 2025 budgeted expense corresponded with the roadway revenue collections anticipated in 2025, which was subsequently removed from the 2025 budget. John reported that funds are available in the Road Account if the Club View Drive project proceeds in the current fiscal year.

Don asked about the lower than expected amount of interest earned to date totaling \$5,355.33. Chuck reported that the interest will increase by approximately \$3,000 when the Treasury purchases mature within the next 8 weeks. The CD investment interest will be recorded the at the end of the year. Chuck explained that the Treasury purchases are short term to ensure enough cash on hand for summer expenses.

Chuck stated that the accounts receivable includes “Bad Debt” uncollected many years ago when the property was reconveyed when sold. The bad debt items would be removed at yearend with the accountants adjustments. Those present asked if an adjustment could be made at this time to clear

the books so accounts receivable could be accurately reported on the financial statements. After discussion, it was concluded that management will ask the accountant for advice on how the matter should be resolved.

COMMITTEE REPORTS

ADRC Report – Ann McClelland – Ann reported that the tree replanting project along the roadway has been completed. Janet asked about the possibility of installing tree guards to protect the trees this winter. Ann suggested that tree trunk protectors are relatively inexpensive and could be pursued in the fall. She reported that items currently in progress include wooden bridge repairs; weed eradication in the green belt and water plants in the ponds. Ann reported that a plan to introduce wildflowers in portions of the natural areas was discussed by the Committee members. Ann stated that ADRC Committee Member, Rob King, explained that preparing the areas for wildflowers introduction is more involved than might be expected. The Committee will continue to review and present a plan for Board consideration for installation in 2026.

ADRC approvals since the previous Board meeting include two (2) small landscape projects on Lot 32 and Lot 8. Chuck asked for clarification for landscape plan submittal required for Lot 10. Ann explained that landscape plans are required to be submitted for final approval upon completion of the residential construction. She stated that requiring landscape plans to be submitted after the residential construction is complete, or nearly complete, is part of the normal approval process. This deferred approval allows the property owner an opportunity to complete their construction and then submit a plan that is harmonious with the structure and neighboring lots. Included in the landscaping requirement for lot 10 is the relocation the street tree, which must be done by Webb Landscaping.

Agave Oversight Committee – Sara Gorham stated that the exterior painting project is nearing completion. While there has been a small amount of push back on the timing of the work, most owners are very pleased with the outcome. She explained that the formation of the Oversight Committee has been a very positive development. The owners are more engaged in how their Association functions and know they have a relevant voice in the care of their property. The financial accounting practices are much improved. Owners are receiving timely billings and the separation of funds from Streamside allows for more autonomy and accurate financial reporting. John stated that the Agave owners have paid or are making payments on their assessments. Separate Agave bank accounts have been established and the Agave Association is now paying their portion of expenses from their own accounts.

OLD BUSINESS

Status of Roadway Improvement Project – Janet reported that John Gilmore forwarded the bids for Club View Drive. The bid received was reported to have excluded the portion of road between the landscape islands that runs in front of the Clubhouse. The Club View Drive resurfacing bid total is \$434,504.96. Streamside's portion at 20% would total approximately \$90,000, which Streamside has collected from the members.

John reported that VCOA still needs approval from their owners on a special assessment to do the work planned for Valley Club Drive. VCOA has not settled on an agreement with Blaine County on issues of inspections, bond requirements and future maintenance. A meeting was to be scheduled with the County in May; however, that meeting has not yet taken place. John stated that it is important that Streamside be represented in the meeting with the County due to the mandatory obligation of Streamside to participate in the cost of the road maintenance.

Website Update – Chuck reported that access to the website for ongoing maintenance and updates will not be available to the extent needed to manage the Association website. He is reviewing the option to build a new website from scratch using a much simpler and less expensive website development software.

July Party – Janet informed owners present that nobody has come forward and volunteered to organize the July owners gathering which has previously been very well attended. Those present discussed the possibility of having a potluck type gathering this year. After discussion, Sara suggested that if a more formal gathering is preferred by the owners, using a party planner to organize the event might be beneficial. Those present agreed this option should be reviewed for next summer. Chuck was asked to locate someone that does this type of work for Board consideration.

NEW BUSINESS

Mailboxes Installed – Janet reported that the new mailboxes have been installed outside the fitness center. Owner can now sign up for a mailbox offering a convenient location to receive personal mail.

EXECUTIVE SESSION

***MOTION:** John moved to approve moving out of General Session and into Executive Session for the purpose of discussing administrative matters, Sara seconded, and motion was approved.*

The Board moved into Executive Session at 1:15. The Board moved out of Executive Session at 1:30 p.m. by unanimous consent.

Actions as a result of Executive Session:

Management was directed to contact Brian Ros, Webb Landscaping, to spray the common are spruce trees for tip weevil as soon as possible.

The Annual Meeting date has been moved from September 24, 2025 to Wednesday October 15, 2025, from 2:00 to 4:00 p.m. in the Valley Club Conference Room.

Adjournment

With no other business the meeting was adjourned by unanimous consent at 1:35 p.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary