

Board of Directors' Meeting
OF
**THE VILLAGE GREEN AT THE VALLEY CLUB
HOMEOWNERS ASSOCIATION, INC.**
December 17, 2025

MINUTES

PRESENT: Janet George – President
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
Steven Writer – Agave 119
Fred Bates – Lot 19

Owners Zoom
Donald Liebich – Lot 38
Jack Rutherford – Lot 41

MANAGERS: Sharon & Chuck Williamson

CALL TO ORDER

Janet called the meeting to order at 2:04 p.m.

ESTABLISH A QUORUM

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

PUBLIC COMMENTS

Dr. Steve Writer – Agave 119 – Expressed his interest in attending was to learn and understand more about the finances. He expressed concern with regard to the monthly expense allocated to the Agave Condominiums at approximately \$500 a month and wanted to understand more about the budgeting process and allocations.

READ AND APPROVE THE JUNE 11, 2025 & JULY 10, 2025 MEETING MINUTES

The prior meeting minutes were provided for Board Members review in advance of the meeting. With no corrections or additions,

MOTION: John moved to approve the June 11, 2025 meeting minutes as presented, Sara seconded, and motion passed unanimously.

MOTION: John moved to approve the July 10, 2025 meeting minutes as presented, Janet seconded, and motion passed unanimously.

COMMITTEE REPORTS

ADRC REPORT – Chuck reported the following:

Lot 28 - Lot 28 has an approval pending for the addition of a portable hot tub and fire pit on their back patio area. Paul Stevenson commented that the patio faces toward the front of the home; however, it is screened with a berm and trees. The architect for the owners of Lot 28 has submitted a bathroom addition that will need to be reviewed by the ADRC.

Valley Club - The Valley Club is planning the installation of parking lot lights where lots 23, 24 & 25 have been re-platted and designated for recreational use. This will need to be reviewed by the ADRC, however, special restrictions for ADRC review apply as a result of the purchase and sales agreement for this land parcel.

Lot 10 - The address numbers for lot 10 are expected within the next few days. The home remains under construction and there is some concern that the utility meter screening has not been built in accordance with the plan. A final review will be done when the project is completed in the spring.

Holiday and Dark Sky Lighting - Chuck reported that ADRC Chair, Ann McClelland, requested that owners be notified that holiday lighting should be turned off by 10:00 p.m. in accordance with County regulations. She also wished to convey that there are several homes with non-conforming dark sky lighting. She recognizes that the lighting is primarily on original homes in Streamside and requiring the light fixtures to be changed now would be unreasonable; however, she suggested asking owners to consider changing the light fixture if they are non-complying.

AGAVE OVERSIGHT COMMITTEE

Agave Common Area Ownership Issue: 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. The Agave11 LLC is a dissolved entity; however, the primary partner Tim Wolff, appears to have an ownership interest in the Wolff Company based in Arizona. It may be possible to contact Mr. Wolff and have him quitclaim the property as stated would be done in the VGVCHOA governing documents. Chuck reported that it may be possible to have legal counsel petition the County to change the ownership status based on the plat notes describing the area as common area of the condominiums. Chuck recommended that legal counsel be asked to pursue having the property properly transferred to the Association. Chuck explained that Mr. Rutherford's concern was conveyed as a matter of liability exposure to VGVCHOA. He expressed that if there is an injury on the property the insurance carrier may deny the claim if the property is not in the name of the Association. Chuck expressed that the exposure to VGVCHOA is minimal given the fact the property is in the name of the Agave11 LLC, and Tim Wolff could potentially be liable for any losses sustained. Chuck stated the liability matter could be leveraged to persuade Mr. Wolff to appropriately quitclaim the property. If there is an incident or an injury on the property, in which VGVCHOA is sued, the insurance company should provide the association with representation. After discussion,

MOTION: John moved to approve hiring Jim Laski to petition Blaine County to change the name as shown in the County records, Sara seconded, and motion was unanimously approved.

LANDSCAPING REPORT

Chuck reported on the following items:

- 1) **Tree Replacement – Elk Damage** – The trees will be reviewed for removal and replanting in another common area location in the spring. The two trees would be replaced with new tree plantings.
- 2) **Tree Trunk Protectors** – Chuck reported that Ann McClelland installed the trunk protectors on the trees she believed to be most susceptible to rodent damage.
- 3) **Common Area Sprinkler Damage** – Concern was expressed about ongoing sprinkler damage at the Streamside roadway entrance. Jollie Irrigation has this issue scheduled for review and repair in the spring. Those present stated their concern about parking and driving on the lawn areas along the roadway resulting in numerous broken irrigation heads each year. It was suggested that signage be installed advising contractors and guests not to park on the grass areas along the roads. Janet reported that Kathy Pruitt may have had signage made regarding this matter. Management will report back to the Board.
- 4) **Common Area Bridges and Paths** – Management tried installing steel plating over the broken boards on the bridges, however, this was found to be an unacceptable option. More will be done in the spring.

ROADWAY IMPROVEMENT COMMITTEE

Fred Bates explained that he was asked to serve on the VCHOA Road Committee. The Committee is an advisory body to the VCHOA Board of Directors. The Roads Committee is in agreement that VCHOA wants the County to rebuild Valley Club Drive, which would be paid for by VCHOA. The Roads Committee has reworked the proposed County Road Agreement. The new agreement eliminates the bond requirement by placing reconstruction funds in an escrow account and removes all future requirements for ongoing road maintenance at VCHOA expense. Fred explained that the VCHOA Board needs to approve the revised contract and submit it to the County for their consideration. If the County accepts the terms of the revised agreement, then the VCHOA Board will submit it to the owners for their vote and approval.

FINANCIAL REPORT

Review YTD Financial Statements – Chuck reviewed the financial statements as of December 10, 2025. He explained that the cash accounts for Agave and Streamside have been separately identified on the balance sheet. All funds collected from the owners are now deposited to their respective accounts. The Accounts Receivable have a past due account for Agave 113 of approximately \$8,000 which appears to not have been collected in closing when the unit transferred ownership. Sara stated that she would talk to the title company to see if recovery of the funds is possible. Chuck reported that the Treasury Bill account with a \$99,012.90 balance belongs to Streamside and will be transferred into their operating account when the T-Bill matures on December 18. Funds will be invested in T-Bills for Agave when available.

Review and Approve the 2026 Operational and Capital Reserve Budgets – Chuck explained that he and John Taylor prepared the budgets for Board consideration. The proposed 2026 Budgets were sent to all Board members for their review prior to the meeting. He stated that the format of the budgets was changed to separate the Operational and Capital Reserve Income and Expenses. Each line item expense was reviewed for both the operational and capital expense accounts.

Operational Budget - Chuck stated that he is having the insurance reviewed for a reduction in cost and that the website expense paid in 2025 was for three years. The landscaping expenses were taken directly from Webb's proposed landscape agreement for 2026. The sewage system expenses are better defined in the 2026 budget as a separate expense item. The operational dues are based on operational expenses.

Capital Reserve – Chuck explained that the 2026 Capital Reserve income has been moved from an other expense item in the budget to an income account. This change allows a separate accounting of the operational and capital reserve budgeted income and expenses. He explained that the capital reserve and operational budgets are treated in a similar manner by the Board. The Board determines the income and expense requirement for each budget for the coming year and sets the dues to pay the anticipated expenses. The capital reserve collections have been budgeted at \$246,000 in 2026. The regular annual contribution of \$26,000 and \$220,000 for the anticipated road improvement project makes up the total capital reserve income requirement. The road improvement project is estimated at \$3,000,000 in which Streamside's contribution is 20% or \$600,000. There is currently \$380,000 in the road account and with the addition of \$220,000 Streamside will accumulate the funds necessary to pay the \$600,000 road improvement requirement. Concern was expressed that VCHOA anticipates the inflated road improvement cost in 2026 will total an additional 10%. Those present recommended that the capital dues be increased by an additional \$60,000 for a total of \$301,000 in 2026. The objective is to have the necessary funds available for deposit into the road improvement escrow account when required.

After discussion, **MOTION: John moved to approve the 2026 Operational Budget as proposed and presented to the Board, Janet seconded and motion was unanimously approved.**

After discussion, **MOTION: Becky moved to approve the Capital Reserve Budget as amended with a \$60,000 increase in the capital dues collection totaling \$301,000 in 2026, John seconded, and the motion passed unanimously.**

Dues Collection Schedule – The Board discussed the dues billing cycle for 2026. They agreed that the same collection schedule used in 2025 should be used again in 2026. The regular operational and capital dues collection will be made in three equal installments. The billing will occur on 1/1/26, 4/1/26 and 7/1/26. The road improvement portion will be billed on Streamside's April 1, 2026 dues statement; however, the road improvements billing may be deferred by the Board subject to receiving the required approvals from Blaine County and the VCHOA owners for the amended road improvement project. After discussion, **MOTION: John moved to approve the 2026 dues collection schedule as proposed in three installments on 1/1/26, 4/1/26 and 7/1/26, Janet seconded, and the motion was unanimously approved.**

OLD BUSINESS

July Owners Gathering – Chuck explained that management reached out to several party planners and Barbara's Rentals for the tent and chair rental; however, Barbara's does not provide food or drink services. Barbara recommended Lisa Marie. Management reached out to Lisa Marie who is willing to provide food and drink services. She stated that if she is provided with a budget amount, she could let the Board know what could be done within the cost allocated for the gathering. This would require someone to oversee and plan the

event. After discussion, Paul Stevenson volunteered that he would work with another owner in planning the event if someone else is willing to assist.

Streamside Website – Chuck reported that the website is complete; however, some work still needs to be done to make the owners listing display appropriately on cell phones.

Zoom Board Meetings – Sara Gorham recommended that the Board meetings be held Zoom only. The audio is often very difficult to understand or hear what people are saying in the room for those attending by Zoom. Janet stated that she wanted to allow owners to attend in person if they choose to do so but understands the difficulty that sometimes happens with the conference room Zoom connection. John suggested the possibility of a hybrid meeting where those in the room can attend by Zoom on their laptop computers. This could work if all laptop speakers were switched over to earphones to avoid sound feedback and echo. This option will be further investigated.

NEW BUSINESS

None

EXECUTIVE SESSION

MOTION: Janet moved to approve moving into Executive Session in accordance with Idaho State Statute 55 for the purpose of discussing employee administrative matters, John seconded, and motion was approved.

The Streamside Board members moved into Executive Session at 4:10 p.m. The Board moved out of Executive Session at 4:30 p.m. by unanimous consent.

Actions as a result of Executive Session:

Management will report back to the Board on the employee matters discussed.

Adjournment

With no other business the meeting was adjourned by unanimous consent at 4:31 p.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary