Valle Vista Subdivision

Annual Meeting

January 18, 2025

Board Members Present:

Max Chamberlain – President, Tia Thornhill, Member at Large.

Dawn Kervin with High Plains HOA Management, LLC

There were 2 Board Members, 6 homeowners and 1 proxy. A quorum was not established.

Meeting was called to order at 1:02 P.M.

**Agenda:**

Budget and Immediate Concerns: Discussion of raising dues was brought up. Rising costs associated with all utilities, mail, legal expenses, taxes, etc. was discussed. The Board decided that because of the current economic situation raising dues was not conducive to maintaining the HOA going forward. Dues will remain the same for this year.

The Board and homeowners discussed making some fixes to the playground area including power washing the basketball court to clean it up and building a berm to reduce future mudflow into the court. There was also discussion regarding fixing the picnic table.

**2025 Budget:**

A couple of the homeowners present were unhappy with not only the HOA itself, but management. A discussion followed addressing all budgetary issues and why homeowners need to pay dues. One homeowner expressed that the HOA should be dissolved because owners do not get what they are paying for including private irrigation and covenant enforcement. Max and Tia both discussed the challenges of the Board and how the HOA operates including providing the past difficulties of the HOA. A few of the other homeowners who have lived in the HOA for many years also provided their insight and advice. One of the challenges is having enough people volunteer for the Board. Dawn provided information on what the HOA covers as far as bills and responsibilities.

Max discussed that with the transition to High Plains Management, covenant enforcement is now being conducted by the Board, not the management company.

Budget was covered line item by line item and was approved.

Since the discussion of the picnic table and basketball court was already covered, this was not discussed again.

**New Business:**

Two homeowners volunteered to be on the Board, Andy Stack and Mike Olson will join as of this meeting.

Meeting adjourned at 2:15 P.M.