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# GREEN VALLEY RANCH HOA

## February Meeting Notes

10 February 2025   Perry Home   Start 7:02pm   End 7:37pm

### ATTENDEES

Brad Perry, President; Weldon Shaver, Vice-President; Jeff Lawrence, Financials; Steve Miller, Neighborhood Watch; Amber Perry, Secretary and Social; Mario Villagomez, Member at Large

### AGENDA

#### Review/Corrections of January Meeting Notes

1. Notes were read and accepted as presented. Motion to accept by Jeff, seconded by Mario.

#### Financial Report

1. 55 percent of dues paid to date.
2. Motion to accept by Amber, seconded by Weldon.

#### Covenant Committee

1. We need to ask Aubree about the letters to homeowners in violation. Did the letters get sent out? Was there any response?

#### Neighborhood Watch

1. Nothing new to report.

#### New Business

1. Nancy Shutz at the corner of Astoria and Flag has concerns about parking. Jeff talked with her and invited her to come to the annual meeting to voice her concerns.
2. 5645 Flag - the old tenants have moved out. Weldon is going to reach out to the property manager (Ernie) to ask about covenant dues and violations to CC&R's by previous tenants.
3. Items for the next newsletter - We need to talk about being a good neighbor and not parking on the street overnight. Keep the neighborhood safe for kids.
4. There is a new law coming down that may let us enforce parking if it passes.
5. We received an invoice from Republic Services for a homeowner who put out a lot more garbage and got billed for it. Weldon talked to the homeowner who said they paid the bill already. Weldon then talked to

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Denise at Republic and they show that it did get paid, she was going to put something in the notes so that we don't get billed again.

## **FIXING THE FENCE IDEAS**

1. Print ABS caps and glue on
  - a. Look into cost and how long it would last
2. Composite instead of cement
3. Concrete may be cost prohibitive

How will we handle the assessment? What to do about those who don't want to comply?

Past quotes were around 30k, that would be 300 per person

What is the cost to replace the wall?

Demolition would be exorbitant.

Talk to Dakota to get quotes from his guy.

To avenues for caps, ABS or Concrete. If ABS maybe Jeff could do it, if concrete we need to talk to Dakota's guy and get a quote.

Putting an L-Bracket on runners to fix the fence.

Last time we used Handyman Connection.

Need quotes on the wall and/or fences.

Brad and Amber will look into quotes. Maybe Jim from church?

## **OTHER BUSINESS AND UPCOMING MEETINGS**

Annual Meeting is February 27th at 7pm. We will get there at 6:45 to set up.

Amber needs to bring the meeting notice, notes from last year and a sign up sheet.

Motion to adjourn by Weldon and seconded by Steve.