The Valmont Park 2021 Homeowners Association Annual Meeting was called to order by President Gabe Bayouk at 7:00 pm. February 4, 2021. Due to COVID restrictions the meeting was held on line using Zoom software. Dave Hambelton provided technical support for the meeting.

In the 15 minutes prior to the meeting start time, neighbors logged in and chatted. Twenty one association households were logged in and nineteen proxies were submitted prior to the meeting for a total of forty, or 63.4% of the homeowners, hence establishing a quorum. Attendance was verified by Dave.

The neighborhood map was displayed and each person introduced themselves. We welcomed five new families who moved into our neighborhood in 2020.

Gabe introduced the 2020 Board of Directors. Gabe Bayouk, Dave Hambelton, Terry Davis, Mary Adams and Scott Giordano who replaced Cass Hadley. There are currently two vacancies due to Doug Leek and Mac McLaughlin resignations late in the year.

The 2020 minutes were displayed and reviewed on the screen. There were no corrections made.

**2020 Board Activities:**

Gabe gave a brief review of the Board’s 2020 activities:

1. The board selected the 2020 officers and held eight meetings throughout the year. Due to COVID some were held via conversations and emails and later via Zoom meetings.
2. Five new families were welcomed into the neighborhood. Dave greets each family and welcomes them to the neighborhood and the association.
3. There were several activities that the board coordinates with the Architectural Control Committee throughout the year.
4. The annual picnic hosted by the neighbors at the east end of 97th was not held in 2020 as the board could not support it due to state COVID guidelines.
5. The board addressed several tree and branch issues on the association’s common area.
6. A lot of time was spent discussing, developing and accepting proposals for the walls at the neighborhood 99th and 97th street entrances.
7. The board coordinates with the Block Watch team
8. A new board member was selected in the fall to replace Cass Hadley.
9. The Valmont Park web site is maintained by the board and could use a fresh look if someone with website experience is interested.

Dave reviewed the 2020 annual budget performance. The association is in very good financial condition due to the board’s management. The reserves are building for the future replacement of the walls at our entrances. A question was asked if the budget is audited. The board members responded that all deposits and expenditures are reviewed at each meeting with the appropriate documentation.

Gabe and Dave presented the landscape report since Terry Davis was not able to attend the meeting. The report recapped the actions at the entrances. Trees were removed and stumps ground. A contractor has been selected to temporarily fix the masonry. That work should be completed this spring depending on weather. Part of the report was a draft suggestion, developed by Dave Hambelton, to improve the landscaping after the wall repairs are made. A suggestion was made to add some flowering shrubs.

The 2021 budget which was approved by the board was supported by those in attendance.

Arthur Adams gave his Architectural Control Committee Report reviewing several projects.

**Election:**

The existing board members (Bayouk, Hambelton, Adams, Davis and Giordano) were nominated and new members Jeff Neklason and Blythe Jarrell were nominated. The seven board members were elected.

**General Discussion:**

During the general discussion several topics came up:

1. The board members were thanked for their time and dedication. Special thanks were given to Terry Davis the Landscape Chairman, Gabe Bayouk the President and Dave Hambelton the Treasurer and acting Secretary.
2. The Zoom meeting went extremely well. No one had technical issues and were able to log in successfully.
3. A comment was made that the Zoom meeting was actually better for families with young children. A suggestion followed that Zoom meetings be an option for attending future annual meetings once we are able to attend in person at the Hilton Lake firehouse as we had done for many past years.
4. The board was very pleased with the amount of interest in becoming new board members and also the great attendance.

The above-mentioned reports are in the permanent files.

The meeting was adjourned about 9:00 pm

Respectfully submitted,

Dave Hambelton

Acting Secretary