

Valmont Park Homeowners Association

2023 Annual Meeting (Zoom)

February 2nd, 2023

The Valmont Park Homeowners Association Annual Meeting was called to order by President Gabe Bayouk at 7:02 pm. on February 2, 2023. Due to the Fire station not having the ability to hold a hybrid meeting, the meeting was held online using Zoom software. Blythe Jarrell provided technical support for the meeting.

Prior to the meeting start time, neighbors logged in and chatted. At the beginning of the meeting Gabe informed those in attendance that 33 households needed to be in attendance in person or via proxy to meet a quorum. Twenty association households were logged in and eighteen proxies were submitted prior to the meeting for a total of thirty-eight, or 60.3% of the homeowners, hence establishing a quorum. Attendance was verified by Blythe and Mary.

Gabe opened the meeting by welcoming everyone and listing some rules for the meeting. Gabe asked for phones to be muted, to ask any questions during the different presentations or at the end of the meeting where there will be time for questions. He added that the reason we ask for signed proxies is to ensure that we have a quorum and to give those who are unable to attend in person an opportunity to participate through their signed and assigned proxy.

Agenda

Gabe reviewed the agenda and how the meeting will be conducted. He introduced the 2022 Board Members, Gabe Bayouk - President, Scott Giordano - Vice President, Mary Adams - Secretary, Andrew Moe - Treasurer (he replaced Dave Hambleton when Dave resigned from the treasurer's position), Blythe Jarrell - Communications, Bonnie Harpel - Landscape, and Dave Hambleton. There is one vacancy due to Dave Hambleton resigning effective prior to the Annual Meeting. Dave was thanked for his service to the neighborhood.

A new board will be elected at the end of this meeting and will have their first meeting in a few weeks and at that time will elect the officers.

A map of the neighborhood was presented, listing the owners' names. We welcomed 4 new homeowners during 2022.

The minutes for the 2022 annual meeting were displayed and reviewed on the screen. They are also posted on the Website for further review.

There were no questions and no corrections needed.

Gabe gave a summary of the general business for 2022

1. At the first board meeting the officers were elected. There are 7 board members; 4 are officers, the president, vice president, treasurer, secretary. members. The officers were selected, and responsibilities discussed and shared. There were 7 regular meetings and 2 special attention meetings. The ACC chairperson attends most of the meetings.

2. Four new families were welcomed into the neighborhood. A board member met them in person and when not possible, a package was dropped off at their home welcoming them to the neighborhood and giving information about the association and the website.
3. The board collaborated with the Architectural Control Committee throughout the year on several different activities.
4. The Board dealt with different areas of communication e.g., Complaints, communication with our lawyer, and supplying information to escrow companies when properties were purchased. Calls to the County e.g., asking for a road crew to come and clear up the loose gravel following the snow storm and other road maintenance issues. Calls to the landscape company addressing issues we felt were not being fulfilled according to the contract.
5. There were several discussions regarding the Block Watch program. Unfortunately, this program has not been able to take off, as some members are active and others are not.
6. Emails were sent out to neighbors highlighting some of the activities to make sure the neighbors are aware of what is happening in the neighborhood and how the money is being spent.
7. The website has been updated, to include all the forms needed to seek approval for new roofs, fences, and removal of trees etc. and general information. Blythe also developed the neighborhood Facebook page. Only neighbors have access to the page.
8. The two successful events were the neighborhood garage sale and the children's Halloween event.

Financial Report for 2022

Andrew Moe presented and reviewed the 2022 annual budget performance. We stayed on budget in most categories. A large amount of the budget was spent on landscaping and maintenance. There were no major costs in this category as we didn't have to pay for any trees to be removed. We incurred more costs for legal fees this year, and we did have to use money in the bank account to cover the shortfall in the budget. Currently we are financially sound.

Andrew asked if there were any questions regarding the 2022 budget expenditure. Don Heck asked if there was any way the legal fees could be recovered by claiming against our insurance. Gabe answered not at this moment. There were no further questions.

Landscape Report for 2022

Bonnie presented the landscape report. She had the 8 Japanese Maple trees moved as they were a little too close to the brick walls. She wanted to protect the walls from root damage and to provide space for their branches to grow. The soil area around the Ironwood trees was increased to provide a larger water catchment area. Mulch was placed in all the areas that needed it. The three dead Arborvitae trees along 35th Ave

SE have been replaced with Monarch covering the cost. Bonnie reported she is having better results working with Monarch since they hired Zac as the project manager.

Bonnie gave a summary of the proposed projects for 2023. She has written a new contract with Monarch to clarify the needs and so she can ensure the work is completed as stated in the contract. She wants to focus on safety improvements and drainage in the grass areas, the grass will need to be fertilized and possibly be dethatched and she will be seeking different quotes due to the cost last year. Some more mulching may be required for some areas and adding some more plants to reduce access to the southwest corner.

There were no questions from the floor. Bonnie asked the homeowners to report anything they think needs to be taken care of. Gabe thanked Bonnie for the time she had spent working with the contractors and the hard work she had done.

Architectural Control Committee Report for 2022

Gabe named the members of the committee (Arthur Adams chairman, Joan Nelson, Marcia Heck, Duane Knill, and Sophie Reichelt) Arthur thanked the other members of the ACC for their help.

Arthur Adams gave the Architectural Control Committee Report; there were 7 requests, mainly regarding fences and building structures in the garden. All requests were approved. There were 2 requests from neighbors, one to evaluate if a carport met the CC&R's regulations another regarding tree overhanging on to 99th St. When the situation was brought to the attention of the homeowners, they readily rectified the issues.

There were no questions.

Gabe appreciated all those who had submitted applications and followed the process. He thanked Arthur and the committee for reviewing and making decisions in a timely manner.

Valmont Park Web Page Report for 2022

Blythe Jarrell reported she has updated the webpage to make it more streamlined. Some of the forms have been updated, they are all found on the ACC page. The CC&R's have been made into smaller PDF files and are therefore easier to view. Originals can be provided on request. The news and update page are updated whenever there is a planned board meeting so if anyone wishes to attend, the date and time are available. A neighborhood Facebook page was created. There are now 43 neighbors registered. The purpose of establishing this page was for neighbors to communicate with one another without involving the board. It has mainly been used to notify neighbors of unusual events or if neighbor has something they wish to pass on. Blythe asked the homeowners to send her any suggestions for improvements or anything that may need to be added.

There were no questions.

Gabe thanked Blythe for the work she put into updating the Webpage. Gabe showed the web page and how to access the information and use the tabs. The Valmont Park email is available on the webpage; it is monitored on a regular basis.

Block Watch Report for 2022

Gabe reported that the program has been difficult to establish in this neighborhood. The program benefits the homeowners by being vigilant about what is going on and thereby protecting ourselves from possible intruders. Information of any criminal activity or potential criminal activity that may have occurred is passed on to the neighbors. Gabe showed the map of our neighborhood identifying the 8 zones and their focals. There is a captain responsible for managing the focals. The goal is to have a quarterly meeting to share information, there were two meetings during the year. Due to different circumstances, Tyler Pettersen had resigned from the captain's position, but will remain a focal for that zone. Gabe thanked him for the time he spent trying to get the Block Watch up and running. Gabe stated that there was a vacancy for a focal on the area that includes the cul-de-sac on 98th PI SE, zone 3. Each focal has 6 – 8 homes near them and the idea is to get to know their neighbors and set up a network of communication to collect information or report any irregular occurrences. Gabe announced we need the vacant Captain and a focal for 98th PI positions filled. Gabe also showed a screen of criminal activity in the areas surrounding our neighborhood for 2022. Fortunately, we did not see a lot of crime in our neighborhood, even though the map shows lots of criminal activities all around us and that we need to be vigilant. He highly recommends the homeowners to get to know their neighbors and focals and to be on the watch for any usual activity and report it to their focals. Should anyone be interested in filling the vacant positions to contact a board member.

There were no questions or comments.

Finical Budget and Annual Assessments for 2023

Andrew Moe presented the 2023 budget which had been adopted by the board. He displayed on the screen the 2022 and 2023, side by side. The 2023 budget was increased to accommodate the possibility of further legal fees and the cost for landscape improvements and maintenance. The Annual Assessments will remain the same; there is money in savings that should cover any unplanned costs.

Assessment letters will be sent out within the next week. This year a Venmo payment method has been made available. Due to the type of business bank account we have, there is a transaction fee of 1.9% and, possibly, 30 cents per transaction. If you use the Venmo method, you will be charged \$425 plus \$8.00 and some change.

Dave Hambelton made a request to the homeowners to send in their payments as soon as possible as this saves the treasurer a great deal of time.

Don Heck asked what the source of the miscellaneous income was, Andrew told him it was drawing from savings account/reserves.

Dave Hambleton stated that another method of payment was to use one's personal bank bill pay system, which does not involve a fee.

There were no further questions.

Gabe thanked Andrew for all the time he spent creating the budget and taking over from Dave. Andrew thanked Dave for handing over a well-oiled machine.

Open Floor Discussion

There were no further questions or discussions.

Board Nominations and Elections for 2023

Gabe stated six members from the previous board were willing to be nominated along with 2 additional nominations, resulting in 8 nominees for 7 positions. All nominees had submitted bios which were emailed out for the homeowners to review. Gabe showed a list of the names of those volunteered to be nominated. The nominees were Mary Adams, Gabriel Bayouk, Scott Giordano, Roger Hall, Bonnie Harpel, Blythe Jarrell, Andrew Moe, and Melissa Smith. Gabe asked those attending if anyone else wanted to volunteer for the board.

Gabe reviewed the rules for voting:

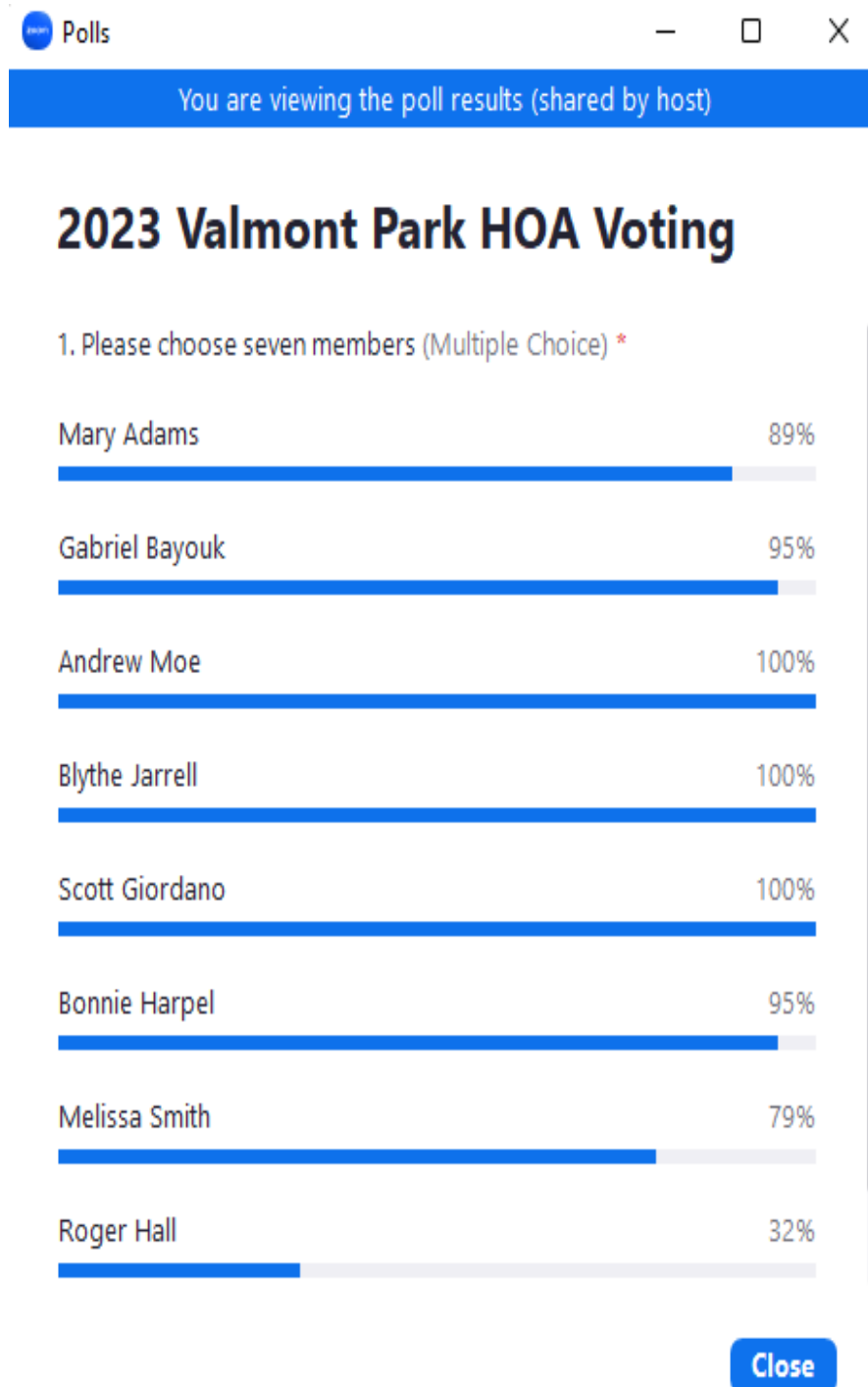
- i. Each household present has only one vote
- ii. Vote for seven of the eight nominees
- iii. Blythe will send out the ballot and allow a few minutes to vote
- iv. Blythe will check that one ballot per household was received and, on each ballot, only 7 nominees were selected.
- v. Blythe will tally the votes and submit the preliminary results
- vi. An audit will be conducted by at least 2 volunteer homeowners who are not current board members or nominees to ensure accuracy. Terry Davis and Don Heck volunteered.

Blythe opened up the anonymous feature in Zoom and gave the attendees a few minutes to vote. Once voting time was over, Blythe announced that 19 of 21 attendees had voted.

Blythe showed the preliminary results. A question was asked from the floor about the proxy votes. Gabe replied that 14 of the 18 proxies received voted with the majority. The other four proxies had a specific neighbor assigned to vote on their behalf and their votes will apply according to their request. Mary will inform the auditors which neighbors designated Roger Hall, Dave Hambleton, and Terry Davis to vote on their behalf.

Blythe will forward all the ballots and accompanying documentation to Terry and Don. Once the audit is completed and the voting results verified, a final result will be announced.

Scott Giordano will draw up a nondisclosure agreement which he will mail to Terry and Don to sign and return.



As there were no further questions or comments, Gabe adjourned the meeting. Gabe thanked those for attending and thanked the Board Members for all their work and expressed a special thanks to Dave Hambelton for his many of service.

Gabe will send an email to the neighborhood announcing the results of who was elected to the board.

The meeting was adjourned at 8.30 pm.

The above-mentioned reports are in the permanent files.

Respectfully submitted

Mary Adams

Secretary