

# Annual Meeting 2025

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**06 FEBRUARY 2025 / 7:00 PM / ZOOM**

The Valmont Park Homeowners Association Meeting was called to order by President Scott Giordano at 7:03 pm on February 6, 2025. Blythe Jarrell provided technical support for the meeting.

There were 26 households in attendance, and 24 assigned proxies for a total of 50 resulting in 79.4% of the total member households. Therefore, a quorum was satisfied. Attendance was verified by Blythe.

Scott opened the meeting by reviewing the agenda, and welcoming the Hassett family as new members.

## AGENDA

### **Treasurer's Report**

Andrew Moe reviewed the 2024 budget and expenses. Jacob Smith asked for specific details about the legal costs, and Scott Giordano answered with billable hours of legal questions and emails.

### **Landscape Report**

Bonnie Harpel presented the landscape report, highlighting maintenance, missing sign posts, potential message board installations and brick wall sign. Terry Davis presented three suggestions: 1) Rail fence on 97th & along 35th has some rotted posts that either need replacement or install supports to extend the life of the fence. 2) Green space behind the mailbox on 99th: forsythia and red twigs need more maintenance as the weeds behind have taken over. 3) Maple tree behind the wall on 97th needs maintenance/removal.

### **ACC Report**

Jacob Smith reviewed the requests and approvals from the ACC: trees, fences, sheds, etc. Terry Davis brought up an issue with a neighbor driving over the green space to access private property.

## **Communications Report**

Blythe Jarrell highlighted the website updates and Facebook usage.

## **Block Watch Report**

Gabe Bayouk showed a map of the Block Watch zones and focals. We are not sunsetting the BW program, but using it as a supplement to the Facebook group. Review crime map in the area.

## **Review 2025 Budget**

Andrew Moe presented the 2025 budget. While costs are increasing, assessments will be kept the same. Remember that if paying with Venmo, use the QR code.

## **GENERAL BUSINESS - OPEN DISCUSSION**

Neighbors have concerns about where we are with the ACC reviewing issues neighbors are concerned about, specifically legislation regarding Adult Family Homes, adding solar panels, rainwater collection barrels and electric car charging stations. New board and ACC need to take on this project with new legal advice, requesting drafts to bring to the neighborhood to review.

Concerns about the ownership and maintenance of the brick wall along 35th: a survey to determine if the brick wall is common area or on private property is the best bet.

Concerns about a neighborhood sign on the brick walls: questions of the cost, if owners should vote on it, if we need a sign now.

Concerns about area under power lines in common area between 99th & 97th being used as a driveway. Suggestion of blocking off access to the common area on 99th not an option as county and utilities have right of way.

Continued discussion on locations of solar panels and EV charging stations.

Jacob Smith asks to confirm Jeff Neklasson to ACC. Approved.

Brian Seguin, a retired civil engineer has volunteered to do a rip-tape survey once the weather improves. Matt Dunham and Brian Collica have volunteered to assist.

## **BOARD NOMINATIONS & 2025 ELECTIONS**

Started meeting with six candidates for the board. Tammie LeFebre self-nominates for seventh board member. Poll launched and closed in 45 seconds, all present members voted.

Arthur Adams volunteered to join Don Heck for the Teller's committee.

Thanks from Gabe.

Don Heck volunteers to help update the CC&Rs.

Meeting adjourned.