

Villas at Valley Country Club Association

Board of Directors Meeting Minutes

Valley Country Club/ Kneeders since club was
locked

January 22, 2024

9:00 AM

Meeting was called to order at 9:00 a.m. by Tom Alfrey.

Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Tom Alfrey, Kathryn Ake, Kathy Hill, Dan Darling, Margaret Escobedo and Mack Graves

Board members absent and excused:

Homeowners: 0 Homeowners Present.

CPMG Staff: Virginia Johnson, Association Manager

Contractors: Rick from AA Mowing to discuss contract to do mowing and weeds

Mowing will begin May – June – July – August – September and October and Weeds will begin in April – May – June – July – August – September

Landscape Committee: The landscape committee continues to work with the landscaper deliverables from the contract.

Meeting Minutes:

- **Motion:** to approve the meeting minutes from November 13, 2024 as written, was made by Kathryn Ake, seconded by Kathy Hill and passed unanimously.

Financials/Legal:

- **Motion:** to approve the November 2023 and preliminary December 2023 financials prepared by CPMG subject to audit was made by Dan Darling, seconded by Mack Graves and passed unanimously.
- **Motion:** to forgive the Do to Do From on the balance sheet for the total of \$57,050.00 was made by Dan Darling, seconded by Tom Alfrey and passed unanimously.

Attorney Status Report: No accounts currently at attorney

Action Between Meetings:

- Approved NYN estimate for \$1070. to trim the Big Blue Spruce
- Letter to Comcast

Association Managers' Report: Virginia Johnson provided update on daily operations and action items were discussed.

- Insurance letter from Great American informing association they will be leaving the Colorado Market
- Comcast bulk agreement was discussed and some board members were in favor or keeping the contracts and some who were opposed. Tom Alfrey will work with Comcast to renegotiate the contract if possible.
- Margaret reported a problem with her window wells and Tom will look at it for her.

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 10:10 AM

Next Meeting: - February and March may be postponed due to board member travel - April 15, 2024 at 8:00 am at Club