

VGHOA Meeting October 14, 2025

Members Present:

Lynea Seher
Gail Dillaway
David Olsen
Lucy Costello
Pam Matolak

Visitors: Laura Massey

Old Business:

- The contract with the lawyer to review the bylaws had been signed.
- New bookkeeper is working through the bills being sent . It was asked if she is bonded. Bonding protects property owners, insurance protects the service provider.
- Roads: Lynea spoke with Dave Keeney and it was suggested that for 34,000 feet, the cost would be 1 million. Since we don't have that, we would need to borrow. A district would be set up and sub division owners would need to approve . We would need 50% approval, this would be funded by a line item on the tax bill. It was asked why we could not do just phase 1 and 2 and do 3 and 4 at a later point. This will need to be explained to the sub division and they will decide whether they want to go further or not. Lucy made a motion to get more information and especially how much it would cost. Lynea will reach out for information. Second Pam . Vote: 5-0
- The board discussed a concern that trees were growing in the right of way in front of some homes. The board felt that if it was a safety issue a friendly letter would be sent to the homeowner asking them to trim their tree . This would only be for safety reasons. The board rejected the idea that a letter should be sent to all home owners instructing them to remove any trees or anything else in the right of way. It was brought up that the state passed a law saying that an HOA cannot force a home owner to make changes to their property if that was there when the house was purchased. For example: forcing them to remove a tree. The board directed Gail to write a brief friendly letter to the homeowner on Vigilante and Valley Grove road to trim back their tree because of visibility concerns, Lynea said she would go with Gail to deliver the letter.

Parks:

- The shed is fixed. The cost was \$1400.

Treasurer:

- A motion was made by Lucy and seconded by David to move 15,000 to the road reserve. Vote was 5-0
- The taxes are paid.

Architecture :

- There were 2 projects .

New Business:

1, The sheriff was contacted about the 2 boys who are riding on motorized bikes and are a hazard. Joel took pictures of where the boys live in his opinion.

The next meeting will be November 11 at the food bank at 6pm.

Meeting was adjourned at 7:33

