

LAS VERDES PROPERTY OWNERS MEETING MINUTES

Date: September 23, 2025 | Time: 7:00 PM | Location: Clubhouse

Call to Order

- Meeting called to order by President Tom Massey.

Treasurer's Report

- Net Operating Cash: \$1,155,825.67
- Total Reserve Cash: \$1,111,058.65
- Total Operating + Reserve: \$2,356,904.12
- Total Delinquencies: \$32,861
- Motion to accept: Bob Peltier; seconded by Nat DeVardo.

President's Report

- Minor tree trimming completed.
- Ongoing issues with gate/phone system; replacement in future.
- Community stays financially strong and well-managed.

Old Business

- Viburnum Pool: Tiki hut completed; new tables installed.
- Pickleball Court: Foam repair completed; resurfacing planned.
- Pipe repair completed earlier this year using budgeted funds.

New Business

- Reviewed 2025–2026 proposed budget with Summit.
- Prior budget: \$2,513,280 → Proposed: \$2,587,200.
- Monthly POA fee increase: \$5 (to \$175).
- Proposed budget to be mailed to owners with 30 days to review.
- Final vote at November meeting.

Good and Welfare

- Discussion on empty lot; no changes made.
- Guard system vs. call system to be revisited early 2026.

Special Recognition

- Honored Diane Andruski for years of service as Social Director.
- Praised for leadership, creativity, and dedication.
- Social Committee meeting: October 4, 2025, 9:30 AM at clubhouse.

Adjournment

- Meeting adjourned.

**Respectfully submitted,
Peggy Peltier, Secretary**