

Valley Estates Property Owners Association

Mailing Address

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Primary Contact

Judy Gutierrez (760) 299-3438

Minutes

9/17/24

On September 17, 2024 a meeting was called to order by Vice president Todd Noble. In attendance was secretary Isabelle Campbell, and board member Cynthia Fleury. Eight community members were present.

The first order of business was the reading of previous meeting minutes for the month of May.

The second order of business was the reading of the treasury report. Judy Gutierrez was absent from the meeting, Todd Noble and Isabelle Campbell presented the report.

Next on the agenda was the water report presented by Mike Higgins. All water quality tests have been done and submitted. Based on our communities water usage we may be able to purchase a smaller water tank which would allow the community to save. Our community does not qualify for any grants or government loans.

Following Mike Higgins report community member Pamela Yates brought it to the attention of the board that she believes she has a faulty water meter. She reported that she has had someone come to check for leaks and none were found and yet her water meter is reporting high and inconsistent usage. There was a detailed discussion where various solutions were offered. Cynthia Fleury suggested Pamela have a licensed plumber take a look at her meter and check for leaks. It was ultimately decided that Mike Higgins would help Pamela and install a sample meter side by side with her original one to see if she does in fact have a faulty meter. Pamela also had an issue with the recent adjustments made to the high tier fees. It was recounted that in April the board voted to increase tier charges to cover electricity costs that had gone up.

Isabelle Campbell brought it to the attention of the community that volunteer projects need to be done and we have no one volunteering. Isabelle is suggesting a community volunteer day be organized. A tentative community day was scheduled for November 2nd.

The following projects need to be completed:

1. Major road fixtures need to be made

2. New paint in the community center
3. Swamp cooler hook-up
4. New Microwave
5. Organize and fix closets
6. Fix up backyard of community center
7. Pot holes need to be filled
8. Sand needs to be swept from roads
9. Entrance needs to be updated.
10. Nails by the speed bumps
11. Overgrown weeds on easements

Community member Pamela Yates asked if it would be possible for the water association to file a mechanics lien on properties that are extremely delinquent on water fees and are vacant and sell those properties to generate money for the community roads. However it was concluded that it's not something the association would be able to do.

Mike Higgins informed the board that come January 1st he will no longer be assisting the community with water, or any other duties he's been upkeeping.

An annual meeting was scheduled for Sunday October 27TH at 3PM and there will be a community potluck following the meeting.

Approval of Meeting Minutes:

Dated:

Signature:
