



EAST VALLEY

Community Association
Board Meeting Minutes
Wednesday, April 13, 2022. 8:00PM
Location: Zoom Meeting

Meeting Started at 8:07

In attendance: Danielle From Dev-Services, Michelle, Tanner, Thom, Doug and Matt

Meeting minutes from last meeting –Approved to be posted to Website.

Danelle gave financial report. In good financial standing. Will be moving forward with plans to recoup on homeowners that still owe HOA dues for 2022. Demand letters will be sent if not paid in 30 days.

ACC committee Report: Matt and Thom

Xeriscape option is still being reviewed, need specific guidelines, and will need to check with legal team.

Legal update: Doug

Pressing forward with recommendation from our legal counsel, working on best case scenario to bring homeowners into agreement/compliance with CC&R's.

Landscaping: Doug

Jon Irby company has renewed its landscaping contract with EV for 2022.

Landscape Rock upgrade: Doug is trying to find a way to revive the landscape areas without adding expense of more rock. Working with Jon on a trial solution to see if something the company has done in another community will work for EV.

Weedkiller issue: Homeowners are wanting more weed control. Irby needs to use powerful chemical to rid and keep weeds at bay. Weedkiller MSDS can be made available by request and an annual notice will go out to homeowners on products being used.

Trail Maintenance: Tanner

Will working on getting update on what's needed to maintain the trail. Will have more info soon.

Has FIREWISE signage for neighborhood and will be posting.

Reserve Study: No update

Annual Meeting discussion:

Proposed 40 homes addition adjacent to EV—Working on possible info and discussion on traffic through EV and how that will impact safety in EV. How will traffic and overflow on to EV roads and amenities affect EV?

Doug will give update on Landscaping, and when to expect fence staining this summer.

Due to technical issue with Zoom meeting host, the meeting was cut off and had to be adjourned at 9:18pm

Adjourned meeting at 9:18pm

Next meeting? Annual Meeting April 26, 2022