

VALLEY STATION GARDEN SOCIETY

Homeowners Meeting
May 15, 2024 – 5:00 pm
Meeting Held Virtually – via Zoom
Minutes

RECEIVED

FEB 13 2026

City of Buellton
Planning Department

Approved by Board: 8/14/24 Signed: Jenn Matsukas

REMINDER: Boards are not allowed to discuss or take action on any item not on the agenda, with the exception of items as provided for in Civil Code § 4930(a). Open Forum: 3 minutes per person – items presented are for the Boards information and consideration only; these items will be added to next meeting agenda if applicable. Agenda categories and discussions will not be repeated for anyone late to the meeting. Anyone displaying confrontational behavior will be asked to leave the meeting.

- 1) Call to order @ 5:00 pm
- 2) Board Members Present: Jenn Matsukas, Rick Studer & Shon Hepler
- 3) Others Present: Jennifer Pybas (BSP), Kelly Studer, Paul Thorndyke, Stan Freedman, Linda (no last name - not found)
- 4) Minutes of November 3, 2023
 - a) Approved by Board? Approved by Board.
 - NOTE: Meeting scheduled for 2/13/24 was cancelled (lack of quorum)
- 5) Treasurers Report (as of 5/13/24)
 - Operating (checking) \$ 13,084.25
 - Reserve Account \$ 242,466.26
 - Total \$ 255,550.51

21% Rentals – 79% Owner Occupied

- 6) Manager's Report
 - a) Security Gate
 - i) 4/1/24: Project approved by majority of membership.
 - (1) Vote conducted with assistance of Association's legal counsel, Adrian Chiang of Swedelson Gottlieb. Ballot sent to all members via USPS on March 1, 2024 with a 30-day voting period. Minimum of nineteen (19) votes in favor required to pass. This vote was not required by a secret ballot per Civil Code Section 5100.
 - (2) 4/11/24: Voting Results Certification sent to all members via USPS and posted to Association's portal (AppFolio).

Vote by the Membership

Tally and Results

Number of Units	37
Ballots Cast	35

Twenty (20) votes in favor and fifteen (15) votes not in favor.

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- ii) 1/24/24: Proposal from Mid State Fence to install two drive gates (one exit and one entry): \$44,320 plus monthly fee of approximately \$100/month for phone connection. Gate remotes additional - \$30/each.
 - (1) Per Jenn Matsukas – awaiting permits and will schedule installation upon receipt.
- b) Governing Documents
 - i) 3/6/24: BSP E-mailed Board CC&Rs/ Bylaws Questionnaires from law firm handling restating documents, Swedelson Gottlieb.
 - (1) Sent follow up e-mails to Board on 4/6/24 and 4/26/24.
 - (2) Board confirmed receipt, will review and return to BSP. BSP explained process in detail.
 - c) Asphalt Slurry Sealing
 - i) 12/11/23: BSP requested bids from GPM: \$10,817 and Ramsey: \$16,055.68.
 - ii) 1/17/24: Jenn Matsukas requested additional bid from Central Coast Paving: \$14,970.
 - (1) 1/18/24: BSP forwarded all three bids to the Board.
 - (2) Board approved GPM bid and will have paving done prior to installation of security gate. GPM to meet with a Board Member to confirm striping, lanes, etc.
 - (3) BSP will provide Management Trust GPM contact information so they may coordinate their project to be done at same time if so desired. (manages business, Valley Station Center, which uses easement)
 - d) HOA Dues
 - i) Current dues are \$140/month – last increase was January 1, 2023.
 - (1) Maximum increase in annual dues (without membership vote) is 20%.
 - (a) Board voted to defer discussion of dues increase until 2025.
- 7) Board of Directors Report
 - a) Landscaping
 - i) Rick Studer reported on concerns with current landscaper. BSP will request bid from Oakridge Landscaping for comparison.
 - b) Notice to Owners – Pet Policy
 - i) Board requested BSP send 'friendly reminder' to owners regarding pets: dogs on leash, cleaning up after pet, etc.
 - c) Letter from Owner – Security Gate
 - i) Board requested BSP post letter on Association portal from owner at 55 Valley Station Circle.
- 8) Resolved Business
 - a) General Maintenance & Repairs (J. Gonzalez)
 - i) 2/10/24: Painted 60' (approximately) of cement curb "safety red" for No Parking area (along driveway into the complex). Inv #0673 - \$189.
 - ii) 1/5/24: Lubricated all mailbox locks on the three blocks of boxes on Valley Station Rd. Inv #0659 - \$75.

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- b) Backflow Testing
 - i) 1/9/24: Annual testing done by Mr. Backflow. Passed and copy of test report sent to the City of Buellton. Inv #1246 - \$75.
- 9) Current Business
- 10) Violations
 - a) None
- 11) Open Forum (limited to 3 minutes/owner)
 - a) Member suggested finding a location for the addition of guest parking.
- 12) Deferred Business
 - a) Landscaping
 - i) Heritage Oak Tree: Repair/replacement of plastic trim, weed removal and new decomposed granite. Received two estimates – Alex Gardening: \$29,000 and Oscar Gonzalez: \$10,041.
 - b) Tree Trimming
- 13) Next Meeting: Wednesday, August 14th, 2024

Adjourn to Executive @ 5:50 pm Meeting adjourned to discuss Membership discipline, contracts with thirds parties, personnel matters, assessment payments, foreclosure and legal matters and Disciplinary hearings.

NOTE: This meeting is closed to the membership per Civil Code §4935.