

Shepherds Valley COA Owners Meeting

July 16, 2026

Approve Secretary Minutes

Treasurer's Report

Dues increase discussion and vote (\$25.00)

Estimated major future expenditures: (Could be more projects???)

2 – 3 yrs	Blacktop sealing	\$3,000
2 – 3 yrs	Trees cut down	\$2,000
3 – 5 yrs	Dumpster enclosures	\$2,500
4 – 8 yrs	Major plumbing repair	\$5,000
5 yrs	Fire/sprinkler 5-yr. maintenance	\$1,500
5 – 8 yrs	628 Water Softener	\$1,000
15 yrs	Roof + gutters (replaced: 9/5/2013)	\$95,000
	\$63,000 roof only	
25 yrs	Blacktop replacement	\$65,000

Steve Halberg: Mailboxes, painting 702 door, check gutters, white pipe on 628

Chairs on lawn squares if you don't want Derek to mow

Metal recycling bin for Scrapper David

Yard waste

2 units going to be sold

