



MINUTES  
of the  
December 12th, 2023 GENERAL MEMBERSHIP MEETING  
of  
VERDE VILLAGE PROPERTY OWNERS' ASSOCIATION  
a nonprofit corporation

**Directors in attendance and constituting a quorum were:**

Aislinn Maldonado, Jeff Raible, Tia (Sylvia) Martinez, Cheryl Kasdorf, Sarah White, Sylvia Yost, David Hoover

**Directors Absent:**

Brad Sutton, Jessica Walczak, Daniel Maldonado, Wendy McCants, Cathy Foley

**Procedural Notes:**

The Meeting was called to order at 7:15pm by Aislinn Maldonado.

**Approval of Minutes**

Minutes for the November General Meeting were discussed. One change (that Cheryl Kasdorf) was “only” absent, was suggested. Motion to approve minutes with that change was made by David Hoover, seconded by Sarah White; unanimous approval.

**Treasurer's Update**

Treasurer Jeff Raible provided copies of the November Treasurer's Report to all members present. He provided a verbal Appendix: November 2023 Treasurer's Report summary, which is summarized as an Appendix, below.

**Upcoming Events**

President Aislinn Maldonado highlighted the following upcoming events

- Saturday, December 16, 7-9pm  
Christmas Party & White Elephant Gift Exchange (open to all, not just Members)
- Friday, December 29 6pm  
Night of Worship (non-denominational services)
- Saturday, January 27 (5 & 7pm)  
Spaghetti Dinner – fundraiser
- Tuesday, February 13 7pm  
“Love your Neighbor” General VVCC meeting

- Thursday, February 15 6-8pm  
Chamber of Commerce Mixer

**Adjournment**

Jeff Raible moved to adjourn, David Hoover seconded; unanimous vote.  
Meeting adjourned at 7:31pm.

(And cookie exchange event commenced!)

Jeff Raible, on behalf of Jessica Walczak, Secretary

## Appendix: November 2023 Treasurer's Report summary

- a. Account balances
  - Core Ops: account balances nearly \$700 lower
- b. Monthly Surplus/Deficit
  - Core Ops: \$1K deficit for month
    - Revenue almost \$2K lower; Expenses \$1K lower
- c. Exceptional items
  - Pond Fishing Tournament
    - Net benefit: (\$96), including expenses paid in Dec  
(not all #s are reflected in the November Treasurer's report)
- d. Expense Items of Note
  - Repair & Maintenance
    - Fire Protection Services
      - Inspection & some repairs: \$665
    - Landscaping / Groundskeeping
      - Weed trimmer & chain saw purchased: \$513
  - Other Misc Expenses
    - 'only' \$1.76 in bank fees  
(reflects migration of online charge processing to Omella)
  - Telephone: \$94.32
    - 'temporary' charges related to migration of main phone service to Google Voice
- e. Income Items of Note
  - Pond
    - Donations & food sales: \$305.50
  - Memberships
    - 1 membership (Associate)
    - \$40 (+\$40 donation)
  - Apartment
    - \$2K: Security deposit + 1 month rental
  - Facility Usage
    - Ranch Room: (\$305) – client changed rental to Community Hall, reversing October's \$305 in income.