

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION  
VALLEY VIEW VILLAGE TOWNHOMES ASSOCIATION  
VALLEY VIEW VILLAGE CONDOMINIUMS ASSOCIATION  
ANNUAL MEETING OF MEMBERS  
Minutes of December 14, 2021**

The **meeting** was called to order at 7:02 pm by Jed Johnston, President.

**Notice**

It was established that the notice of the meeting was sent out in compliance with the Association documents.

**Quorum**

- HOA - A quorum was established with 18 lots represented; 10 lots represented in person, and 8 lots represented by proxy.
- Townhomes - A quorum was established with 9 lots represented; 6 lots represented in person, and 3 lots represented by proxy.
- Condominiums – A quorum was established with 4 lots represented; 3 lots represented in person, and 1 lot represented by proxy.

**Approval of Minutes**

A **motion** was duly made by Jason Rayzor and seconded by Mark Kozuch to approve the minutes of the December 8, 2020 Annual Meeting of the Members as presented. *Passed.*

**Financial Report**

Keith Lammey, Association Manager, presented the January through October 2021 financial reports. A **motion** was duly made by Lindsey Latham and seconded by Jason Rayzor to approve the financial reports through October 2021 as presented. *Passed.*

**Nomination / Election of Board Members**

Mike Tyler's term on the HOA board was scheduled to end at this meeting. Penny Roehm's term on the Townhome board was scheduled to end at this meeting. There was an open position on the Condo board due to a prior resignation which had not been filled. Since there are no term limits which apply, all existing board members were eligible to run again.

Mike Tyler and Penny Roehm had indicated a willingness to serve another term on the board if nominated and elected. There was also an open position on the Condo board due to the resignation of Arrow Lontine.

Jed Johnston asked if there were any additional nominations for the open boards of director positions. There were no additional nominations for the open positions. Hearing none, he asked if there was a motion to close nomination for the HOA, Townhomes and the Condominium boards of director's positions. A **motion** was duly made by Kathryn Kingdom and seconded by Jason Rayzor to close the nominations for the open positions (HOA, Townhomes and Condominiums) and to elect Mike Tyler to the Valley View HOA board for a three-year term ending at the Association's 2024 Annual Meeting (2021-2024), to elect Penny Roehm to the Valley View Village Townhomes Association board for a three-year term ending at the Association's December 2024 Annual Meeting (2021 – 2024), and to leave the Valley View Village Condominiums Association board open until a candidate could be identified. The Condominium open position is for a three-year term ending at the Association's December 2024 Annual Meeting (2021-2024). *Passed.*

Since there was no nomination for the open Condo board position, the position will remain open unless the Condo board takes action to fill the position by appointment.

**BMSA Delegate Report**

Penny Roehm, Valley View's Delegate to the BMSA board of directors gave a report on recent BMSA matters including:

- The BMSA assessments increased by \$4 per year for most associations but only \$2 per year for the Villages that have sub-associations.

- There are five different Village developments that are planned for Battlement Mesa and one of the five has already filed an application with the Garfield County Community Development, but it has not yet been approved.
- An Ace Hardware store is planned for the Town Plaza; however, no startup date has been determined.
- The owner of the Red Roof building in the plaza has leased the upper floor to Boses Training Center. The lower level, apparently will be used for Classic Auto Displays/Storage.
- A new restaurant has opened in Saddleback Center and a Coffee Shop plans to open fairly soon in Saddleback Center.

### **2022 Budget Review**

The Association Manager distributed details of the 2022 revenue and expense budgets of \$104,640 (HOA), \$64,800 (Townhomes) and \$28,944 (Condominiums) which requires assessments of \$80.00 per month, per unit (HOA), \$108.00 per month, per unit (Townhomes) and \$134.00 per month, per unit (Condominiums). The approved budgets include reserve funding for 2022 of \$12,000 (HOA), \$25,500 (Townhomes) and \$7,704 (Condominiums). The HOA, Townhomes and Condo budgets were approved on November 9, 2021 by the respective boards by Corporate Actions.

The year to year budget line item changes were briefly discussed.

Following a discussion regarding the three budgets a **motion** was duly made by Penny Roehm and seconded by Lindsey Latham to ratify the HOA budget. **Passed.** A **motion** was duly made by Penny Roehm and seconded by Mark Kozuch to ratify the Townhome budget. **Passed.** A **motion** was duly made by Mark Kozuch and seconded by Lindsey Latham to ratify the Condo budget. **Passed.**

### **Old or Other Business**

Lindsey Latham asked about leaf clean up. The Association Manager stated that any leaves that had not been cleaned up by the end of October 2021 would not be cleaned up until the Spring of 2022 because the landscape contracts are from April to October. In essence, the landscape contractor has finished his work for this season.

### **Tax Resolution**

Jed Johnston explained the need for the proposed Tax Resolutions. The resolutions, if adopted, would permit the board of directors of each of the associations to either refund any excess assessments to the Members or to use the excess funds to impact the following year's assessments. This resolution would enable the Association to comply with IRS Rev. Rul. 70-604.

After a brief discussion, a **motion** was duly made by Penny Roehm and seconded by Lindsey Latham to approve the HOA Tax Resolution. **Passed.** A **motion** was duly made by Penny Roehm and seconded by Mark Kozuch to approve the Townhomes Tax Resolution. **Passed.** A **motion** was duly made by Mark Kozuch and seconded by Lindsey Latham to approve the Condominiums Tax Resolution. **Passed.**

### **Adjournment**

With no further business to come before the Members, a **motion** was duly made by Jason Rayzor and seconded by Lindsey Latham to adjourn the Annual Meeting of the Members. **Passed.** The meeting was adjourned at 7:41 pm.