

VALLEY VIEW VILLAGE HOMEOWNERS' ASSOCIATION, TOWNHOMES AND CONDO ASSOCIATION

A meeting of the Board of Directors for Valley View Village Homeowners Association was held **October 11th, 2023** at **6 PM** via ZOOM.

1. Roll Call – Board of Directors
 - a. Valley View Village HOA
 - i. Sam Wardell – President (P)
 - ii. Shaun Kellerby - Vice President (P)
 - iii. Caleb Ealey - Secretary/Treasurer (P)
 - b. Valley View Townhome
 - i. Jason Rayzor – President (P)
 - ii. Rae Ann Bartels - Vice President (P)
 - iii. Penny Roehm- Secretary/Treasurer (P)
 - c. Valley View Condo
 - i. Dan Falk – President (P)
 - ii. Lindsey Latham - Vice President (P)
 - iii. Vacant - Secretary/Treasurer
2. Call to Order
 - a. With a quorum present for the Valley View Village HOA (3/3), Valley View Village Townhome (2/3), Valley View Village Condo (2/3), the meeting was called to order at 6:04 PM by Laura Brown.
3. Approval Action Items:
 - a. A motion was made by Jason Rayzor to approve the meeting minutes from the September 12th, 2023 Valley View Village, Townhomes, and Condominium Board of Directors meeting as written. Seconded by Caleb Ealey. Passed unanimously.
 - b. A motion was made by Dan Falk to accept the Valley View Village Condominium Board meeting minutes from 4.25.23. Seconded by Lindsay Latham. Passed unanimously.
 - c. A motion was made by Dan Falk to appoint Wade McFarland to the vacant position on the Valley View Village Condominium Board of Directors. Seconded by Lindsay Latham. Passed unanimously.
4. Management Report
 - a. Financial Report
 - i. Management presented the Board and members with a copy of the current balance sheet as of 9.30.23.
 1. Valley View Village HOA = \$30,891.74 (Operating) + \$86,207.09 (Reserve)
 2. Valley View Village Townhomes = \$64,124.88 (Operating) + \$16,454.14 (Reserve) + \$148,655.11 (Reserve Acct at 1st Bank)
 3. Valley View Village Condos = \$27,813.65 (Operating) + \$46,631.90 (Reserve)
 - ii. Management provided the Board of Directors with a current delinquency report as of 9.30.23
 1. Valley View Village HOA (\$9,586.50)
 2. Valley View Village Townhomes (\$8,353.50)
 3. Valley View Village Condos (\$0)
 - iii. Management presented two proposed budgets to each Board to review. One at the current dues amount and what with an increase (+\$10 HOA, +\$2 Townhomes, + \$7 Condos).

1. Sam Wardell would like to reduce costs before increasing dues. Shaun would like to improve the efficiency of the irrigation system, such as the watering of the sidewalks. Wade McFarland wants to avoid a special assessment because the overall costs are increasing and deferring maintenance can add 30% to costs. Penny stated that dues for the HOA have not been raised in years. Wade mentioned the HOA responsibility to maintain the roads with the community and the need for sealing in the next couple of years. Rae Ann stated that several of her neighbors feel that the HOA is not getting these done and would like to wait to increase dues until we complete some projects. Sam reminded owners that the HOA is responsible for all of the sidewalks and walkways within the complex and there are several repairs that are already needed. He believes that the maintenance of our landscaping needs improvement and that our irrigation system is antiquated.
 2. At this time, all Board members feel that additional time is needed to review the financials and discuss a budget. Management has been instructed to send all financials in advance of the meeting by at least 24 hours, so the Board has time to review and compile any follow-up questions ahead of the meeting. A motion was made by Shaun to defer the budget discussion to a follow-up meeting, scheduled via ZOOM on 10/25/2023 at 6 PM. Seconded by Caleb Ealey. Passed unanimously.
 3. Penny and Lindsay would like management to send over the HOA financials for their review.
- b. Landscaping/Irrigation: Maintenance for the common area turf, rock/xeriscape areas, and trees/shrubs in the common area is the responsibility of the HOA.
- i. The Board discussed the large, overgrown willow tree in the backyard of 17/19 Angelica Circle that was planted by the original owner. The tree is currently a liability to the exterior and roof of the building. Wade McFarland provides his opinion on creating a policy and/or design guidelines for future issues related to trees and backyard landscaping. Penny has changed her previous opinion, and the tree needs to be removed. Dan mentioned that he is a long-term resident and understands the owner's responsibility for all trees and/or bushes planted by owners without approval. Rae Ann would like to discuss the possibility of a payment plan to assist the owner in the \$1500 expense. Wade reminded members that we need to renew/revise any landscaping policies that are currently in place and begin enforcement. The costs of legal fees outweigh the costs of removal. Jason agrees that this tree is an emergency and liability and needs to be done before winter. Rae Ann would like it noted that she took care of the trees in her backyard because she believes trees in the backyard are the owners' responsibility. The HOA and Townhome Board discussed the possibility of a shared expense between the two Associations.
 1. A motion was made by Sam Wardell to share the costs of the tree removal (\$1500) between the HOA and the Townhomes, with the expectation of creating a policy regarding emergency/liability landscaping issues going forward. Caleb seconded the motion. Passed unanimously.
 2. A motion was made by Penny to share the costs of the tree removal (\$1500) between the HOA and the Townhomes. Seconded by Jason. Passed unanimously.
- c. Violations

- i. Management has noted the most common violations – parking, pets, and trash cans.
 1. Dan is frustrated at the lack of enforcement regarding parking, specifically around his building. He believes tenants are not receiving the information and we need to post notices to help educate residents. He would like the letter to include parking locations and fines incurred for non-compliance. Sam would like the HOA to consider realistic expectations for single-family homes. Dan says the driveways are narrow and there is not enough room for many trucks. Wade would like to see the spaces numbered and possibly painted. The garages within the condo units are not large enough to fit a full-size truck. Wade would be interested in having a round-table discussion to discuss the parking issues for the townhomes and the condos. Lindsay would be interested in flex parking.
 2. Shelby Ealey agreed to put a community survey together for review to send out to owners. The survey was not presented at this time for review.
5. Committee Reports and Updates
 - a. Anne Kellerby provided an update to the members present regarding the last meeting of BMSA. Primary topics were budget items for 2024, common violations, and confirmed that BMSA does not have a pet # limit because it is not enforceable. The new subdivision, Half Moon, is estimated at about 40 units. Upcoming events include the Trunk or Treat and the shred event, hosted by Alpine Bank on 10/21 from 9 AM – 12 PM.
6. Old Business
7. Owner Open Forum
 - a. Anne Kellerby would like the Board to consider an investment account. With the current deposit rates, we could move reserve funds over to gain some interest.
8. New Business
9. Motion to Adjourn
 - a. There being no further business to come before the Board, Shaun Kellerby made a motion to adjourn the meeting at 8:04 PM. Seconded by Sam Wardell; Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals