

**VALLEY VIEW VILLAGE HOMEOWNERS' ASSOCIATION, TOWNHOMES AND
CONDO ASSOCIATION**

A meeting of the Board of Directors for Valley View Village Homeowners Association was held **April 25th, 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. RaeAnn Bartels - Vice President (A)
 - 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. The meeting was called to order at 6:08 PM by Samuel Wardell
3. Approval Action Items:
 - a. A motion was made by Jason Rayzor to approve the meeting minutes from the January 18, 2023, Board of Directors meeting. Seconded by Sam Wardell; passed unanimously.
 - b. Management emailed the Board of Directors the updated state-required governance policies to the Board for their review in February 2023. The Board would like additional time to review and discuss. Management will follow up at the next meeting.
4. Management Report
 - a. Financial Report
 - i. Management presented the Board and members with a copy of the current balance sheet as of 3/31/2023:
 1. Valley View Village HOA = \$57,710 (Operating) + \$86,120 (Reserve)

2. Valley View Village Townhomes = \$24,168 (Operating) + \$87,199 (Reserve) *** Penny would like look into a second reserve account with 1st Bank. Management will look into past financials and update accounts.
 3. Valley View Village Condos = \$27,970 (Operating) + \$46,499 (Reserve)
 - ii. Management provided the Board of Directors with a current delinquency report as of 3/31/2023:
 1. Valley View Village HOA (\$11,404.76)
 2. Valley View Village Townhomes (\$8,451.50)
 3. Valley View Village Condos (\$1,361)
 - 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. Shaun discussed the recommendations from the local CSU Extension office. Sam Wardell believes the ideal irrigation schedule should be 7.5 minutes cycles to reduce water usage.
 - ii. Lindsay would like to see tree trimming performed around the complex, specifically an overgrown tree near her condo building that is blocking the walkway to her home.
 - iii. Dan discussed the pet station across from his building is consistently overflowing because neighbors are putting trash in the waste container.
 - c. Violations
 - i. Management has noted the most common violations – parking, pets, and trash cans.
 - d. Exterior Maintenance: The Townhomes and Condo Associations are responsible for exterior maintenance of the buildings, including gutters, downspouts, concrete (walkways and driveways), and repairs to the paint on the fascia/soffit. Sam Wardell would be interested in a preferred vendor for use by the owners within the HOA, who are responsible for their own exterior maintenance.
5. Committee Reports and Updates
- a. Anne Kellerby provided an update on the last meeting for the BMSA. The Board of County Commissioners made a presentation at the last BMSA meeting to address the increase in bridge traffic coming into Battlement Mesa. This project is pending an increase in population and commuter traffic. Other items that were addressed: Narcan, broadband infrastructure, and the new Loves + two new restaurants are expected to be

completed by 6/1/2023. BMSA declined applications for backyard chickens. BMSA has a Facebook page.

6. Old Business
7. Owner Open Forum
8. New Business
 - a. Sam Wardell would like to send a community survey to owners to identify the current wants/needs of the community related to parking, dog stations, and requirements for xeriscape in the common areas.
 - b. Management mentioned the possibility of a pedestrian light that is non-operable across to Stoney Quarry Road, which hasn't worked in years. This has previously been reported to Garfield County Road and Bridge but is not a current priority.
9. Motion to Adjourn
 - a. There being no further business to come before the Board, Sam Wardell made a motion to adjourn the meeting at 7:20 PM. Seconded by Caleb Ealey; Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals