

VALLEY VIEW VILLAGE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting – Draft Minutes
February 18th, 2026 – 6:00 PM (ZOOM)

1. Roll Call – Board of Directors

- a. Anne Kellerby – Present
- b. Debbie Malott – Present
- c. Vacant Seat – Noted
- d. Management Present: Laura Brown, Association Manager

2. Call to Order: The meeting was called to order at approximately 6:00 PM.

3. Approval Action Items: Prior Board Meeting Minutes (April 8, 2025):

- a. A motion was made by Anne Kellerby and seconded by Debbie Malott to approve the prior meeting minutes as presented. Motion carried unanimously.

4. Board of Directors Update and Education

- a. 2025 Legislative Update: Management provided an overview of recent legislative updates impacting HOA operations, with a focus on collection policy requirements and compliance standards. Emphasis on updated procedures for delinquent accounts, reinforcement of multi-step communication requirements, and reminder of owner rights and payment plan structures. The Board acknowledged the importance of maintaining compliant and updated governing policies.
 - i. A motion was made by Anne Kellerby and seconded by Debbie Malott to approve the attorney-drafted collection policy that meets the requirements of CCIOA and the State of Colorado as presented. Motion carried unanimously.

5. Management Report and Community Updates:

- a. Condo vs. Owner vs. HOA Responsibilities (Sewer Line Maintenance): A discussion was held regarding responsibility for sewer line maintenance, including recent issues at 81/91 Angelica. Management reviewed responsibility distinctions using a responsibility matrix. The Board discussed long-term solutions and liability considerations. Consensus: Unit owners are responsible for individual line issues.
- b. Ground Maintenance and Seasonal Contracts:
 - i. 2026 Landscape Contract Proposal: The Board reviewed the proposal from Lush Green Landscaping. Includes 2 weed treatments and 3 fertilizer applications annually. Discussion included concerns regarding weed control and turf health.
 1. Motion: Anne Kellerby moved to approve the 2026 landscape contract. Seconded by Debbie Malott. Motion carried unanimously.
 2. Management to: schedule on-site meeting with contractor to discuss additional weed control, fertilization improvements, and xeriscaping opportunities in common areas.
- c. Park Maintenance: Discussion included ongoing turf challenges and irrigation limitations, potential improvements to park usability and appearance, consideration of future upgrades (e.g., basketball court, landscaping adjustments).
- d. Pet Station Maintenance: Current service levels reviewed. Board discussed increasing service frequency during peak seasons if needed.

6. Financial Report

- a. 2025 Year-End Financials: Management presented the Year-End Financial Report. Key Highlights: Major Expense Categories: Landscaping: ~\$32,971, Trash: ~\$28,223, Irrigation Water: ~\$18,666, Capital Improvements (Concrete/Asphalt): ~\$32,836. Discussion Points:

Overages in irrigation repairs and utilities, capital project expenses impacting net income, and the importance of continued reserve planning.

- b. Reserve Funding / CD Investment: The Board discussed investment of reserve funds.
 - i. Motion: To roll over approximately \$77,000 into a 1-year CD at an estimated 3.75%–3.8% interest rate. Motion made by Anne Kellerby, seconded by Debbie Malott. Motion carried unanimously.
- c. Delinquency & Collections: Approximately 11 delinquent accounts noted. Total delinquencies estimated around \$10,000+. Some accounts significantly past due.
 - i. Board Direction: Continue monitoring accounts per updated collection policy. If no progress is made by April meeting, proceed with attorney engagement.

7. Committee Reports:

- a. Anne Kellerby, our BMSA Representative, provided updates on the following:
 - i. Astor Place Development: Clarification needed on road access and entrance use. Reminder that GarCo is responsible for approval. BMSA is only responsible for DRC approval.
 - ii. Canyon View: ;Carport approval request (height limitations under review).
 - iii. Community Safety & Partnerships: Collaboration with Sheriff and BMSA on animal control concerns.
 - iv. Trail Use: Reminder: No ATVs permitted on walking/biking paths in BMSA.
 - v. Upcoming Community Events: Easter Egg Hunt – March 28, Stuffing Party – March 18, Community Clean-Up – April 25, Mayfest, Grand Valley Days in August.

8. Community Comment: Homeowners were provided the opportunity to ask questions and provide feedback. None presented at this time.

9. Old Business: No formal old business was brought forward for action.

10. New Business:

- a. Signage & Traffic Safety: The Board discussed installation of “Slow Down / Children at Play” signs, “Private Park / No Parking” signage. Management to obtain quotes and present options at next meeting.
- b. Need to recruit additional Board members. Management confirmed that candidate applications will be included in the annual meeting packet.
- c. 2026 Meeting Schedule: April 28, 2026 – 6:00 PM, September 22, 2026 – 4:00 PM
- d. 2026 Annual Meeting: Scheduled for July 2026. Board encouraged efforts to increase owner participation.

11. Motion to Adjourn: A motion to adjourn was made by Anne Kellerby and seconded by Debbie Malott. Meeting adjourned at approximately 7:11 PM.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals HOA Management

APPROVED BY THE BOARD OF DIRECTORS ON 4/28/2026