

VALLEY VIEW VILLAGE TOWNHOMES AND CONDOS ASSOCIATION

A meeting of the Board of Directors for Valley View Village Townhomes and Condo Associations was held **June 6th, 2024**, at **6 PM** via ZOOM.

1. Roll Call – Board of Directors
 - a. Valley View Village Townhomes
 - i. Jason Rayzor – President (P)
 - ii. Rae Ann Bartels - Vice President (P)
 - iii. Penny Rhoem - Secretary/Treasurer (P)
 - b. Valley View Village Condos
 - i. Dan Falk – President (A)
 - ii. Wade McFarland – Secretary/Treasurer (P)
 - c. Management – Laura Brown, Association Manager (P)
2. Call to Order
 - a. With 3/3 of the Board members present for the Townhomes a quorum was established. With 1/3 of the Board members present from the Condos, a quorum was not established.
 - b. The meeting for the Townhomes was called to order at 6:10 PM by Laura Brown.
3. Approval Action Items:
 - a. A motion was made by Penny Roehm to approve the meeting minutes from the April 8th, 2024, Valley View Village Townhomes Association Board of Directors meeting as written. Seconded by Rae Ann. No discussion. Passed unanimously.
4. Board of Directors Update
 - a. Management provided the Board members with Q3 Education including 2 slideshows provided by DORA, specific to Assessments and Budgeting and Budgeting in a CIC.
 - b. The annual meeting is scheduled for 7/20/2024 at the Neighborhood Park on Valley View Drive.
 - c. The next Board meeting is scheduled for 10/7 at 5 PM at the Parachute Library.
5. Management Report
 - a. Financial Report – Management provided the Board and owners present with the following financials:
 - i. Balance Sheet (Townhomes) as of 5/31/20 = \$40,167.91 (Operating) + \$105,880.84 (Reserve) + \$63k in CD Account with Alpine Bank.
 - ii. Homeowner Delinquency (Townhomes) = \$1,437.00
 - iii. Balance Sheet (Condos) as of 5/31/2024 = \$36,875.84 (Operating) + \$46,763.92 (Reserve)
 - iv. Homeowner Delinquency (Condos) = \$563.00
 - v. Management provided the Townhomes and the Condo Board(s) with proposed budgets for 2025.
 1. Townhomes – Dues remain at the current amount of \$110/unit per month. Money allocated for gutter maintenance, increase in insurance, and an annual reserve transfer of \$16,800.
 - a. A motion was made by Penny to approve the 2025 budget as presented. Seconded by Rae Ann. No further discussion. Passed unanimously.
 2. Condos – Two budgets were proposed. Budget “A” dues remain at the current amount of \$154/unit per month. Insurance increase, limited reserve funding, and no additional money allocated for exterior maintenance or gutter cleaning and tuning. End of year deficit of \$5486.00. Budget “B” increased dues to \$180/unit per month. Insurance

increase, money allocated for gutter cleaning, maintain current annual reserve transfer of \$10,200.

- a. A quorum was not established, and a meeting of the Condo Board has been scheduled for 6/20 for additional discussion.
- b. Maintenance
 - i. Roof Repairs are needed on several Townhome units and the condo building (10-20) who had 4 leaks in the Winter of 2023. Western Slope Roofing performed an inspection and provided estimates for all townhomes and condo buildings, confirming priority units.
 1. Condos – 10/20 Angelica
 2. Townhomes – 17/19 Angelica
 - a. Additional estimates are expected to be provided to the Board by the end of the month for review and approval.
 - ii. Gutter Maintenance has been deferred and will need to be addressed later in the Fall. Estimates from 2023 for cleaning and tuning of Townhomes gutters ~\$17k, with additional work needed to repair downspouts.
 - iii. Fire Sprinkler System Maintenance in the Condos was discussed.
6. Community Comment
 - a. None
7. Old Business
 - a. None
8. New Business
 - a. Penny Roehm would like Lush Green to address the drip line in the median by the entrance sign off of Battlement Parkway.
9. Motion to Adjourn
 - a. There being no further business to come before the Board, Penny made a motion to adjourn the meeting at 7:16 PM. Seconded by Rae Ann; No discussion. Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals