

## **VALLEY VIEW VILLAGE HOMEOWNERS' ASSOCIATION**

A meeting of the Board of Directors for Valley View Village Homeowners Association was held **January 15<sup>th</sup>, 2025**, at **6:30 PM** via ZOOM.

1. Roll Call – Board of Directors
  - a. Valley View Village HOA
    - i. Anne Kellerby (Present)
    - ii. Chris Harrelson (Present)
    - iii. Sam Wardell (Present)
2. Call to Order
  - a. With 3/3 of the Board members present, a quorum was established. The meeting was called to order at 6:30 PM by Laura Brown.
3. Approval Action Items:
  - a. A motion was made by Anne to approve the meeting minutes from the October 9<sup>th</sup>, 2024, Valley View Village Board of Directors meeting as written. Seconded by Chris. No discussion. Passed unanimously.
4. Management Report
  - a. Financial Review – Management provided the Board with year-end (2024) financials.
    - i. Balance Sheet = \$5,864.04 (Operating) + \$25,903.35 (Reserve) + \$75k in a CD with Edward Jones.
    - ii. Homeowner Delinquency = \$8,213.73
      1. 9 Owners are currently behind 60+ days and are receiving delinquency notices in accordance with the Collections Policy.
  - b. Capital Projects/Seasonal Contracts
    - i. Management has reached out to Lush Green, who performed the landscape and irrigation last year, for a proposal for 2025 and has not heard back. She will reach out again and hopes to have that contract for review ahead of the next meeting for Board approval.
    - ii. Tiffany Smith would like to note that her interaction with Lush Green was not satisfactory.
    - iii. Management stated that she will be submitting an RFP for street maintenance, including crack filling, before the next meeting for consideration. Ultimately, the Board would like to be proactive with street maintenance, while we continue to fund the reserves to limit a special assessment for road replacement in the next 5-10 years.
  - c. Association Document Review
    - i. The Board would like time to review their current and outdated Covenants and Rules to address the change in the community as far as pets, parking, and modification of the common area irrigation system. The current regulations are no longer enforceable and/or not enforced and need to be updated to reflect the current needs and atmosphere of the community. Management stated that an amendment to the CCRs would require a 75% vote of approval from the members, plus legal and administrative costs for

filing. Management will send a copy of the Declaration to the Board for an in-depth review.

- ii. Sam volunteered to put together a survey to request feedback from the members and will send it to the Board for further review.

5. Committee Reports and Updates

- a. BMSA (Anne Kellerby) provided members with a summary of the last meeting of BMSA, including upcoming events (Community Clean-Up Day with the Town of Parachute and Shred Day with Alpine Bank in June). The Parachute Inn will be demolished and re-built as affordable housing for the workforce. The new subdivision near Valley View Village that has been on hold through the winter due to contractor issues is set to begin work again in the Spring of 2025. The vacant land next to Dollar General is rumored to become low-income apartments. The Butler building has been purchased by the Battlement Mesa Park and Rec. Department and the RE-16 school district and is expected to eventually become office space and a childcare facility.

6. Community Comment

7. New Business

- a. Penny would like more information on the proposal for document changes, particularly for modifications to the irrigation system and believes it would cause a division between the HOA and the Townhomes. She stated that her front yard is considered a common area and should be treated as such.
- b. Wade McFarland agreed with Penny and stated that the condos do not have much grass and if the Condos were responsible, he would encourage them to remove the grass and install xeriscape. He stated that a modification and installation of new meters would be upwards of thousands of dollars.
- c. Management stated that this should be added to the survey of owners and Anne confirmed that the Board is still in the investigation phase and will need more time to review the documents amongst themselves before they speak to an attorney.
- d. The next Board meeting will be held on **4/8 at 6 PM, 8/5 at 6 PM, 11/4 at 6 PM (ZOOM)** and agrees to the ownership meeting proposal from the Townhomes on **7/10 at 6 PM (in-person)**.

8. Motion to Adjourn

- a. There being no further business to come before the Board, Sam made a motion to adjourn the meeting at 7:17 PM. Seconded by Chris. No further discussion. Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager  
Property Professionals