

VALLEY VIEW VILLAGE TOWNHOMES ASSOCIATION

A meeting of the Board of Directors for Valley View Village Townhomes Association was held **January 15th, 2025**, at **5 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. Management – Laura Brown, Association Manager (P)
2. Call to Order
 - a. The meeting for the Townhomes was called to order at 5:03 PM by Laura Brown.
3. Approval Action Items:
 - a. A motion was made by Jason to approve the meeting minutes from the October 9th, 2024 Valley View Village Townhomes Association Board of Directors meeting as written. Seconded by Penny. No discussion. Passed unanimously.
4. Board of Directors Update
 - a. Management provided the Board members with Q1 Education including a slideshow from DORA titled Governing Documents 101 and an informational sheet regarding Covenant and Rule Enforcement. Lastly, management provided Board members and owners with an Association Governance Model Panel Report for their review.
5. Management Report
 - a. Financial Report – Management provided the Board and owners present with year-end (2024) financials.
 - i. Balance Sheet = \$14,468.11 (Operating) + \$57,497.06 (Reserve) + \$113k in CD Account with Edward Jones.
 - ii. Homeowner Delinquency = \$3,172.00
 - iii. Penny would like management to confirm the schedule and terms for the CDs, so the Board is able to make an informed decision on investing reserves in 2025.
6. Capital Projects
 - a. Management will be sending out RFP from two roofing companies to present at the next Board meeting. Sprague Roofing will also be asked to perform an assessment of all Townhomes roofs and provide a detailed report with their recommendation on the status of each roof, so the Board is able to determine the priority for 2025.
 - b. Management continues to encourage residents to submit work orders for requests for gutter maintenance.
7. Community Comment
 - a. None.
8. Old Business
 - a. None.
9. New Business

- a. 2025 Board Meetings: **4/8 at 5 PM, 8/5 at 5 PM, and 11/4 at 5 PM. All by ZOOM. Ownership meeting (proposed) 7/10 at 6 PM (in-person).**
 - b. Jason would like more information on the benefits and cost-savings on changes to the irrigation system to separate the systems currently irrigating the front and back yards of the Townhomes. He would like everyone, including the HOA Board, to assess the pros and cons and would like to know if the HOA dues for the Townhomes will be reduced and the Townhomes dues will be increased. Management stated that the HOA Board has considered this as an option, however no final decision has been made and any changes to the Declaration would require a majority of owners to approve a change.
10. Motion to Adjourn
- a. There being no further business to come before the Board, Penny made a motion to adjourn the meeting at 5:51 PM. Seconded by Rae Ann. No discussion. Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals