

VALLEY VIEW VILLAGE TOWNHOMES ASSOCIATION

A meeting of the Board of Directors for Valley View Village Homeowners Association was held **June 13th, 2023** at **6 PM** via ZOOM.

1. Roll Call – Board of Directors
 - a. Valley View Townhome
 - i. Jason Rayzor – President (P)
 - ii. Rae Ann Bartels - Vice President (P)
 - iii. Penny Roehm- Secretary/Treasurer (P)
2. Call to Order
 - a. The meeting was called to order at 6:13 PM by Penny Roehm.
3. Management Report
 - a. Financial Report
 - i. Management presented the Board with a copy of the current balance sheet as of 5/31/2023: \$18,878 (Operating) + \$87,254 (Reserve)
 1. Penny has confirmed a second reserve account at First Bank. The signers will need to be updated. Penny would like to see that money moved to an account that earns interest.
 - ii. Management provided the Board of Directors with a current delinquency report as of 5/31/23: \$8,255(5 owners).
 - 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.
 - c. Exterior Maintenance: The Townhomes is responsible for exterior maintenance of the buildings, including gutters, downspouts, concrete (walkways and driveways), and repairs to the paint on the fascia/soffit.
 - i. Penny discussed the responsibility of the HOA to maintain concrete driveways/walkways. She does not agree that the Townhomes HOA is responsible for repair, replacement, or sealing of cracks. With owners using ice melt, the concrete will continue to deteriorate.
 - ii. Management presented the Board with 4 estimates (2 companies – Mullenax and Umbrella Roofing) for 142/144 Angelica and 16/18/20/22 Cliff View, which is scheduled to be replaced due to missing shingles and major leaks. A discussion on difference in pricing and the possibility of a discount for performing work on

both projects. Management will reach out to Mullenax and discuss it further. A motion was made by Rae Ann Bartels to approve Mullenax's estimates for both properties. Seconded by Jason; Passed unanimously.

- iii. All of the Townhomes are noted as needing some paint along the flashing. Brigid O'Leary has provided management with an estimate of \$1,800. A motion was made by Penny to approve the bid. Seconded by Jason; Passed unanimously.

4. Old Business

5. Owner Open Forum

6. New Business

- a. Rae Ann discussed the procedure for the installation of 2-3 bushes behind her unit along Gregory Lane. This project would need an application, site plan, and be funded by the owners in those units. It would also need to be presented to BMSA architectural committee for approval.
- b. The retaining wall between the condo building of 81-91 Angelica and the Townhome at 59 Angelica is slowly failing. It is two-tiered and leaning by 6". This caused the fence at 59 Angelica to lean. Penny does not believe this is Townhome responsibility and all fencing around the Townhome units are the responsibility of each owner to maintain. Penny would like to see an engineering report to determine if a temporary fence for the wall(s) is a possibility.

7. Motion to Adjourn

- a. There being no further business to come before the Board, Penny made a motion to adjourn the meeting at 7:50 PM. Seconded by Jason; Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Profession