

VALLEY VIEW VILLAGE HOMEOWNERS' ASSOCIATION, TOWNHOMES AND CONDO ASSOCIATION

A meeting of the Board of Directors for Valley View Village Homeowners Association was held **January 18th, 2023**, at **6 PM** at the **Grand Valley Fire Station** located on Stone Quarry Way in Parachute, CO 81635.

1. Roll Call – Board of Directors

a. Valley View Village HOA

- i. Sam Wardell – President (P)
- ii. Shaun Kellerby - Vice President (P)
- iii. Caleb Ealey - Secretary/Treasurer (P)

b. Valley View Townhome

- i. Jason Rayzor – President (P)
- ii. RaeAnn Bartels - Vice President (P)
- iii. Penny Roehm- Secretary/Treasurer (P)

c. Valley View Condo

- i. Dan Falk – President (P)
- ii. Lindsey Latham - Vice President (P)
- iii. Vacant - Secretary/Treasurer

2. Call to Order

- a. The meeting was called to order at 6:04 PM by Samuel Wardell

3. Approval Action Items:

- a. A motion was made by Jason Rayzor to approve the meeting minutes from the December 6th, 2022, Board of Directors meeting. Seconded by Dan Falk; passed unanimously.

4. Management Report

- a. Maintenance: The Townhomes and Condo Associations are responsible for exterior maintenance of the buildings, including gutters, downspouts, concrete (walkways and driveways), and repairs to the paint on the fascia/soffit. Sam Wardell would be interested in a preferred vendor for use by the owners within the HOA, who are responsible for their own exterior maintenance.
 - i. Management updated the Townhouse and Condo Boards on several roof leaks that were reported. 10/20 Angelica did not have an active leak, however the roof

was missing a patch of shingles and needed replaced. 43 Bryan Loop reported a roof leak and during repairs, the unit was found to have an above average amount of mold spores in the air and will need remediated before repairs can be completed. Ecos Environmental has contracted to remediate and all repairs are expected to be completed by 2/15/23. 142/144 Angelica has reported missing shingles and additional flashing needed. An estimate from Pacific Sheet Metal was received for \$833. This project is scheduled for Spring.

b. Vendor Contracts

- i. Dog Stations – There is not currently a contract to maintain the dog stations around the neighborhood. Sam would like to look at the possibility of removing or locking the trash bins to avoid the costs of a contract. He would also like management to reach out to our current trash vendor, Dependable Waste to inquire about their services and if they would be willing to empty the dog stations or supply one or two of their own trash containers to empty on a weekly basis.
- ii. Park Maintenance – Maintenance for the park is the responsibility of the HOA. Sam would like to see the installation of a “community board” to keep the residents informed and provide another form of communication for the neighborhood.

c. Violations

- i. Management would like to report on recent violations of trash, parking, and pets. According to the BMSA Covenant Violation report for December 2022, Valley view had 1 trash can, 1 property maintenance, 1 abandoned vehicle, and 1 other. 4 total, which makes up 12% of BMSA violations. Management had 1 vehicle towed on 1/17 for an unlicensed, inoperable vehicle parked on Angelica Circle.

d. Financials

- i. Management presented owners present with current bank balances for the following accounts:
 1. HOA: \$36,196 (Operating) and \$86,066.69 (Reserve)
 2. Townhomes: \$19,199.46 (Operating) and \$85,028.08 (Reserve)
 3. Condos: \$25,887.44 (Operating) and \$46,462.29 (Reserve)
- ii. Management updated the Board on current delinquencies as of 12/31/2022.
 1. HOA: \$12,369.92
 2. Townhomes: \$7,970.82
 3. Condos: \$1,709.67

5. Committee Reports and Updates

- a. Anne Kellerby provided an update on the last meeting for the BMSA. The Board of County Commissioners recently engaged the community to discuss bridge maintenance needed by Garfield County Road and Bridge and how letters of support from owners within the Association would be helpful. There is currently an inoperable streetlight across from the Grand Valley Fire Station that could be utilized for pedestrians to cross Stone Quarry Road safely. Owners are invited to attend several events throughout the Town of Parachute, including the Wasson-McKay Grand Reopening, Rockmaggodon, and Grand Valley Days.

6. Old Business

7. Owner Open Forum

8. New Business

9. Motion to Adjourn

- a. There being no further business to come before the Board, Sam Wardell made a motion to adjourn the meeting at 8:01 PM. Seconded by Caleb Ealey; Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager

Property Professionals