

**VALLEY VIEW VILLAGE HOMEOWNERS' ASSOCIATION, TOWNHOMES AND CONDO ASSOCIATION**

A meeting of the Board of Directors for Valley View Village Homeowners Association was held **September 12<sup>th</sup>, 2023** at **6 PM** at the Parachute Branch Library.

1. Roll Call – Board of Directors
  - a. Valley View Village HOA
    - i. Sam Wardell – President (P)
    - ii. Shaun Kellerby - Vice President (A)
    - iii. Caleb Ealey - Secretary/Treasurer (P)
  - b. Valley View Townhome
    - i. Jason Rayzor – President (P)
    - ii. Rae Ann Bartels - Vice President (P – by phone)
    - iii. Penny Roehm- Secretary/Treasurer (P)
  - c. Valley View Condo
    - i. Dan Falk – President (A)
    - ii. Lindsey Latham - Vice President (P)
    - iii. Vacant - Secretary/Treasurer
2. Call to Order
  - a. With a quorum present for the Valley View Village HOA (2/3) and the Valley View Village Townhome (2/3), the meeting was called to order at 6:08 PM by Samuel Wardell.
  - b. With only 1 Board member present from the Valley View Condo Association, a quorum was not established, and Condo business will be deferred to the next meeting.
3. Approval Action Items:
  - a. A motion was made by Caleb Easley to approve the meeting minutes from the April 25<sup>th</sup>, 2023 Board of Directors meeting pending the revision of Sam Wardell’s comment on the irrigation system (*Sam Wardell believes the ideal irrigation schedule should be 7.5 minutes cycles to reduce water usage*) which will now read, “*Sam Wardell encourages owners and the HOA to water in two cycles/stages at 7.5 minutes increments.*” Seconded by Penny Roehm; passed unanimously.
  - b. A motion was made by Jason Rayzor to accept the Valley View Village Townhomes Board meeting minutes from 6.13.23. Seconded by Penny Roehm. Passed unanimously.
4. Management Report
  - a. Financial Report
    - i. Management presented the Board and members with a copy of the current balance sheet as of 8/30/2023.
      1. Valley View Village HOA = \$30,891.74 (Operating) + \$86,207.09 (Reserve)
      2. Valley View Village Townhomes = \$23,546.88 (Operating) + \$87,254.14 (Reserve) + \$148,655.11 (Reserve Acct at 1<sup>st</sup> Bank)
      3. Valley View Village Condos = \$26,387.65 (Operating) + \$46,631.91 (Reserve)
    - ii. Management provided the Board of Directors with a current delinquency report as of 8/31/2023:
      1. Valley View Village HOA (\$9,070)
      2. Valley View Village Townhomes (\$7,235.50)
      3. Valley View Village Condos (\$0)
  - 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.
    - i. Sam would like to make a note that our system was not properly winterized and was left in disrepair. He would like to reduce watering by ½ by making necessary repairs and reducing water usage.
    - ii. Caleb would like the bushes near the entrance taken care of.
    - iii. The Board discussed the large, overgrown willow tree in the backyard of 17/19 Angelica Circle that was planted by the original owner. The tree is currently a liability to the exterior and roof of the building. Penny is concerned about setting a precedent that the

HOA is responsible for trees in the backyard of units, particularly when they are planted by owners. Management received an estimate of \$1500 to remove and/or trim the tree. Shelby Ealey agreed to have a conversation with 19 Angelica to see if she is financially capable of paying for the necessary maintenance. Management will follow up with Shelby and the Owner for further discussion.

- c. Violations
  - i. Management has noted the most common violations – parking, pets, and trash cans.
    1. Sam Wardell is concerned about a lack of enforcement of the parking rules, which limit owners to no more than 3 cars. He would like to see the rules changed to fit the needs of the HOA or begin enforcement to ensure that the HOA is in compliance. Franci Candlin is concerned about on-street parking in front of her unit and how that affects the sale of her unit. Franci would like to see striping in the guest parking areas. The HOA has shown compassionate leniency regarding parking and has been working towards educating and communicating with owners.
    2. Shelby Ealey agreed to put a community survey together for review to send out to owners. Topics will include changes to the parking regulations, pet rules, and communication/transparency.
  - d. Exterior Maintenance: The Townhomes and Condo Associations are responsible for exterior maintenance of the buildings, including gutters, downspouts, concrete (walkways) and repairs to the paint on the fascia/soffit.
5. Committee Reports and Updates
  - a. Anne Kellerby was not present, and a report was not provided.
6. Old Business
7. Owner Open Forum
  - a. Wade McFarland informed the Board and members present of the procedures for “flex parking” that would allow for owners to rent/lease their unused parking spaces to neighbors in need.
  - b. Lindsay Latham reminded management of the repairs that were completed on 31-41 Angelica last Winter.
8. New Business
  - a. Penny Roehm would like to see some maintenance to the ditch/drainage area at the end of Angelica Circle. Management has reached out to Daly Property Services, who is scheduled to perform the work later this Fall.
9. Motion to Adjourn
  - a. There being no further business to come before the Board, Penny Roehm made a motion to adjourn the meeting at 7:52 PM. Seconded by Lindsay Latham; Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager  
Property Professionals