

Valley View Village HOA	Valley View Village Townhome HOA	Valley View Village Condominium HOA
President: Sam Wardell	President: Jason Rayzor	President: Dan Falk
Vice President: Shaun Kellerby	Vice President: Rae Ann Bartels	Vice President: Lindsey Latham
Secretary/Treasurer: Caleb Ealey	Secretary/Treasurer: Penny Roehm	Secretary/Treasurer: <i>Open</i>

Special Meeting – October 4, 2022

Called to order at 6:33pm.

- Review bids from Property Professional and Integrated Mountain – Vote on one
- Determine what Keith will be paying/doing prior to October 7, 2022
  
- Opened and read through both bids, open discussions, what’s included, fees and further questions. Called Property Professionals for clarification of the following:
  - Trash included? Yes
  - Board approval is required for financial/budgetary changes. When the board approves the budget and scope, extras can be further negotiated. Hopefully all will align, and we’ll be able to agree to a progressive budget.
  - Fees can be negotiated. Monthly management fees will remain the same and can be revisited at the December 6, 2022, Annual Meeting and **upped to match what was quoted**. Contracts will need to reflect these dates. This will allow Valley View Village residents to see new management in action and discover the difference and value of Property Professional. These fees go up as follows:

	Current Monthly Fees	Property Professional Monthly Fees	Monthly Difference (New Monthly Rate)
Valley View HOA (43 units)	\$902	\$946	\$473 \$903.02 adds \$1.02 each
Townhome HOA (50 units)	\$1100	\$1250	\$150 \$1103 adds \$3.00 each
Condominium HOA (18 units)	\$396	\$450	\$396 \$399 adds \$3.00 each

- Irrigation will continue going through the Battlement Mesa Metropolitan District
- There will be a flat cost for annual mailing list
- Laura will collect documents, plastic fencing and shingles from Keith then store
  
- At 7:42pm Penny made a motion to vote on a Management Company.
  - Property Professionals had 6 votes
  - Integrated Mountain had 0 votes
  - Shaun did not vote, Rae Ann did but there has been question on validity of paid dues status.
  - Shaun will be filing a complaint with DORA as what the board has done in hiring a new management company is illegal.
  - Contract can ideally be available and on boarding process can begin Friday, October 7, 2022, and will include collection of QuickBooks files, financials, vendor contacts, all association documents
- Keith has already paid Mountain Lawn. Blow outs will be performed the third week of October 2022.

Meeting adjourned at 7:55pm.

**BOD APPROVED: 11/15/2022**

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A continuation of this meeting was held via email chain (attached) on 10/7/2022 to reflect an update to the bank account to allow for expeditious vendor payments. A motion was made by Sam Wardell to update signers on the following bank accounts to reflect **Laura Brown** with Property Professionals HOA Management as a signer on all (3) Operating accounts: Seconded by Penny Roehm. Unanimously passed. None opposed.

**Valley View Village HOA (xxxx055042)**

**Valley View Village Townhomes (xxxx55050)**

**Valley View Village Condos (xxxx055778)**

Respectfully submitted,

Board of Directors Valley View Village HOA, Townhomes, and Condos.