

VALLEY VIEW VILLAGE CONDOS ASSOCIATION

A meeting of the Board of Directors for Valley View Village Condo Associations was held **June 20th, 2024**, at **6 PM** via ZOOM with a follow up email for the tabled agenda items on June 26, 2024.

1. Roll Call – Board of Directors
 - a. Valley View Village Condos
 - i. Dan Falk – President (A)
 - ii. Wade McFarland – Secretary/Treasurer (P)
 - b. Management – Laura Brown, Association Manager (P)
2. Call to Order
 - a. With 1/3 of the Board members present from the Condos, a quorum was not established.
 - b. The meeting was called to order at 6:05 PM by Laura Brown.
3. Approval Action Items (Tabled and approved via email on 6/26)
 - a. A motion was made by Wade to approve the meeting minutes from the April 8th, 2024, Valley View Village Townhomes and Condo Association Board of Directors meeting as written. Seconded by Dan. No discussion. Passed unanimously.
4. Board of Directors Update
 - a. Management provided the Board members with Q3 Education including 2 slideshows provided by DORA, specific to Assessments and Budgeting and Budgeting in a CIC.
 - b. The annual meeting is scheduled for 7/20/2024 at the Neighborhood Park on Valley View Drive.
 - c. The next Board meeting is scheduled for 10/7 at 5 PM at the Parachute Library.
5. Management Report
 - a. Financial Report – Management provided the Board and owners present with the following financials:
 - i. Balance Sheet (Condos) as of 5/31/2024 = \$36,875.84 (Operating) + \$46,763.92 (Reserve)
 - ii. Homeowner Delinquency (Condos) = \$563.00
 - iii. Management provided the Condo Board(s) with proposed budgets for 2025.
 1. Two budgets were proposed. Budget “A” dues remain at the current amount of \$154/unit per month. Insurance increase, limited reserve funding, and no additional money allocated for exterior maintenance or gutter cleaning and tuning. End of year deficit of \$5486.00. Budget “B” increased dues to \$180/unit per month. Insurance increase, money allocated for gutter cleaning, maintain current annual reserve transfer of \$10,200.
 - a. A motion was made by Dan to approve the budget as presented. Seconded by Wade. Passed unanimously. (Tabled and approved via email on 6/26)



- b. Maintenance
 - i. Roof Repairs are needed on at least one of the condo buildings (10-20) who had 4 leaks in the Winter of 2023. Wade will ask his preferred roofing vendor for a copy of the estimate for roof replacement of this building.
- 6. Community Comment
 - a. None
- 7. Old Business
 - a. None
- 8. New Business
 - a. None
- 9. Motion to Adjourn
 - a. There being no further business to come before the Board, Laura made a motion to adjourn the meeting at 6:37 PM. Seconded by Wade; No discussion. Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals