

VALLEY VIEW VILLAGE HOMEOWNERS' ASSOCIATION

A meeting of the Board of Directors for Valley View Village Homeowners Association was held **October 9th, 2024** at **6 PM** via ZOOM.

1. Roll Call – Board of Directors
 - a. Valley View Village HOA
 - i. Anne Kellerby (Present)
 - ii. Chris Harrelson (Present)
 - iii. Sam Wardell (Present)
2. Call to Order
 - a. With 3/3 of the Board members present, a quorum was established. The meeting was called to order at 6:02 PM by Laura Brown.
3. Approval Action Items:
 - a. A motion was made by Chris Harrelson to approve the meeting minutes from the August 29th, 2024, Valley View Village Board of Directors meeting as written. Seconded by Anne Kellerby. No discussion. Passed unanimously.
4. Management Report
 - a. Financial Review – Management provided the Board with YTD financials as of 9/30.
 - i. Balance Sheet = \$12,935.51 (Operating) + \$94,957.13 (Reserve)
 - ii. Homeowner Delinquency = \$6,229.73
 1. 5 Owners are currently behind 60+ days and are receiving delinquency notices in accordance with the Collections Policy that was recently updated to reflect the 2024 changes in legislation.
 - b. Capital Projects/Seasonal Contracts
 - i. Landscape and Irrigation is currently contracted with Lush Green. Management commended their crew for a wonderful season.
 - ii. Street maintenance was discussed and the need for crack filling along Cliff View and Valley View Drive to maintain the integrity of one of the biggest expenses for the HOA. Road maintenance (seal coating) was 4+ years ago and cracks need be filled and the Association should be proactive about maintenance. Management provided the Board with a Time and Material estimate from Gemini Construction (not to exceed \$7500) for crack fill of Valley View Drive and Cliff View. Anne would like to see road maintenance included in the annual budget. With the temperature already starting to drop, the Board would like to defer any Fall maintenance of the roads and plan on making this a priority for 2025.
 - c. Association Document Review
 - i. The Board would like to consider updating their Covenants and Rules to address the change in the community as far as pets and parking. The current regulations are no longer enforceable to applicable to the current residents and need to be changed to enforced. Management stated that an amendment to the CCRs would require a 75% vote of approval from the members, plus legal and administrative costs for filing. The Board would like the management to put together a survey to request feedback from the members on the possibility of changing vs. enforcing the documents.
 - ii. Anne and Chris would like to discuss the HOA being responsible for the irrigation for the backyards of the Townhomes. Management would like to include this in the review by the attorney in 2025.

- iii. The Board would like the management to assist in educating owners on the parking restrictions by sending a letter. Also, the Board would like to see additional curb painting done on the curve on Cliff View Circle. That particular turn (when cars are parked on the street) has become the site of several “near misses” with vehicles, pedestrians, and may be considered a more serious issue if safety vehicles are not able to pass through.
5. Committee Reports and Updates
 - a. BMSA (Anne Kellerby and BMSA guest, Alex Morris) provided its members with a quick recap of the BMSA services and how the service association and the metro district work together to provide services to all of Battlement Mesa. Alex Morris discussed common issues that BMSA faces as far as violations, DRC/ACC approvals, and community events.
6. Community Comment
7. New Business
 - a. The next Board meeting will be held on **1/15 at 6 PM on ZOOM.**
8. Motion to Adjourn
 - a. There being no further business to come before the Board, Chris made a motion to adjourn the meeting at 7:05 PM. Seconded by Sam Wardell; Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals