

VALLEY VIEW VILLAGE HOMEOWNERS' ASSOCIATION

A meeting of the Board of Directors for Valley View Village Homeowners Association was held **June 5th, 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. Vacant Position
2. Call to Order
 - a. With 2/3 of the Board members present, a quorum was established. The meeting was called to order at 6:00 PM by Laura Brown.
3. Approval Action Items:
 - a. A motion was made by Anne Kellerby to approve the meeting minutes from the April 8th, 2024, Valley View Village Board of Directors meeting as written. Seconded by Chris Harrelson. 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 next Board meeting is scheduled for 10/7 at 6 PM at the Parachute Library.
 - c. The annual meeting is scheduled for 7/20 at the Valley View Village Park located on Valley View Drive. Anne will supply shade tents, management offered to provide popsicles and water.
5. Management Report
 - a. Vendor Report
 - i. Lush Green is doing a great job on the irrigation and landscaping around the community. They are also responsible for the pet station maintenance, which reduced costs for maintenance and storage of the pet supplies.
 - ii. Our current contract with Bruin (formerly Dependable Waste) was reviewed and determined that we were not being charged the correct number of units. That was corrected and increased costs by \$400/month. The Board and owners present would like Bruin to be more mindful of placing the cans near the sidewalks, out of the way of the driveway, and not in the road haphazardly.
 - b. Financial Review – Management provided the Board with YTD financials.
 - i. Balance Sheet as of 5.31.24= \$42,735.31 (Operating) + \$86,557.13 (Reserve)
 - ii. Homeowner Delinquency = \$5,099.73.
 1. 4 Owners are currently behind 60+ days and are receiving delinquency notices in accordance with the Collections Policy.
 2. Management will set up an executive session to discuss sending delinquencies to legal counsel for collections, once we have reached that point in the process (if needed, before the next Board meeting).
 - iii. Management provided the Board with a proposed budget for 2025 that reflects the dues amount to remain at \$90/month/unit, while still funding the reserve, maintaining operating expenses, and providing for expected costs for 2025 contracts (landscaping, trash, irrigation water, insurance) based on 2023- 2024 cost comparison.
 1. Chris had the following questions for management; 1) Reserve transfer for 2024? Management answer – On track for \$10k by the end of the

year. Capital expense of \$15k for rock wall repair. 2) Insurance is paid once per year? Management answer – Yes, in September. 3) High delinquencies? Management answer – only 4 owners who are more than 60 days and are currently going through the delinquency process. 4) Update on 2023 Vendor dispute? Management answer – No. 5) Pet Station maintenance included in current landscape contract? Management answer – Yes, current contract through October. Anticipate Lush Green will continue maintaining at current amount of \$50/week.

2. A motion was made by Anne to approve the proposed budget as written. Seconded by Chris. No additional discussion. Passed unanimously.

6. Committee Reports and Updates
 - a. BMSA (Anne Kellerby) – Anne attended last month's meeting of BMSA. The new subdivision next to our community still in process. BMSA is looking to partner with the Town of Parachute on a Spring Clean-Up in 2025.
7. Community Comment
 - a. Wade McFarland stated that he discussed the costs for future road maintenance in the community with a local vendor out of Rifle and they estimate repaving upwards of \$600k. The timeframe for complete road replacement is undetermined.
 - b. Penny Roehm would like to see the schedule for removal of the dead trees in the community. Management stated that this is typically done in the Fall, during trimming.
 - c. Tiffany Smith agrees with the comments about the trash vendor and appreciates management and the Board for their hard work.
8. New Business
 - a. None.
9. Motion to Adjourn
 - a. There being no further business to come before the Board, Anne Kellerby made a motion to adjourn the meeting at 6:34 PM. Seconded by Chris Harrelson; Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals