

## VALLEY VIEW VILLAGE TOWNHOMES ASSOCIATION

A meeting of the Board of Directors for Valley View Village Townhomes Association was held **October 9<sup>th</sup>, 2024 at 5 PM** via ZOOM.

1. Roll Call – Board of Directors
  - a. Valley View Village Townhomes
    - i. Jason Rayzor – President (P)
    - ii. Rae Ann Bartels - Vice President (A)
    - iii. Penny Rhoem - Secretary/Treasurer (P)
  - b. Management – Laura Brown, Association Manager (P)
2. Call to Order
  - a. The meeting for the Townhomes was called to order at 5:14 PM by Laura Brown.
3. Approval Action Items:
  - a. A motion was made by Penny Roehm to approve the meeting minutes from the August 29<sup>th</sup>, 2024 Valley View Village Townhomes Association Board of Directors meeting as written. Seconded by Jason Rayzor. No discussion. Passed unanimously.
4. Board of Directors Update
  - a. Management provided the Board members with Q4 Education including 2024 Legislative Summary, instructions for BOIR filing, and an updated Collection Policy, as required by the State of Colorado. A motion was made by Penny to approve the policy as written. Seconded by Jason. No further discussion. Passed unanimously.
5. Management Report
  - a. Financial Report – Management provided the Board and owners present with year-to-date financials as of 9/30/2024.
    - i. Balance Sheet = \$14,244.17 (Operating) + \$55,880.84 (Reserve) + \$113k in CD Account with Edward Jones.
    - ii. Homeowner Delinquency = \$1,967.00
6. Capital Projects
  - a. Roof replacement on 17/19 Angelica has been completed by Sprague Roofing on 9/24/2024. The final invoice was in alignment with the contract for \$33,575.00
  - b. Management will send out reminders asking owners to report needed gutter maintenance via a work order and recommend owners install heat tape.
7. Community Comment
  - a. None.
8. Old Business
  - a. None.
9. New Business
  - a. None.
10. Motion to Adjourn
  - a. There being no further business to come before the Board, Jason made a motion to adjourn the meeting at 5:44 PM. Seconded by Penny. No discussion. Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager  
Property Professionals