

VALLEY VIEW VILLAGE HOMEOWNERS' ASSOCIATION

A meeting of the Board of Directors for Valley View Village Homeowners Association was held **April 8th, 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 6:05 PM by Laura Brown.
3. Approval Action Items:
 - a. A motion was made by Anne Kellerby to approve the meeting minutes from the January 15th, 2024, Valley View Village Board of Directors meeting as written. Seconded by Chris Harrelson. Passed unanimously.
4. Board of Directors Update
 - a. Management provided the Board members with Q2 Education including 3 slideshows provided by DORA, specific to Covenant and Rule Enforcement, Governing Documents, and HOA Meetings and Elections.
 - b. Management presented the Board with the updated governance policies, as required by the State of Colorado, that were approved at the last meeting for their final review before sending a letter out to owners. Management will send the policies to Chris for electronic signature.
 - c. The next Board meeting is scheduled for 7/20 following the Ownership Meeting. Management recommends holding the next meeting in June to approve a budget ahead of the Annual Meeting. Management and the Board agree to hold the next Board meeting on June 5th at 6 PM via ZOOM.
5. Management Report
 - a. Management reminded owners present of the updated office address and that all payments should be made payable to Valley View Village HOA and not Property Professionals.
 - b. Management provided the Board of Directors with a proposed management agreement with an increase of \$54/month. The proposal also included maintenance of the pet stations in accordance with the budget, however the Board would like to include a note that if the Association hires a vendor that will perform the pet station maintenance at a lower cost than what management proposes, the Association can choose to dismiss management of those duties. Management agrees and will revise the agreement to reflect those details.
 - i. A motion was made to approve the management agreement with Property Professionals by Anne. Seconded by Chris. No discussion. Passed unanimously.
 - c. Financial Review – Management provided the Board with Q1 financials.
 - i. Balance Sheet as of 3.31.23 = \$52,444.13 (Operating) + \$86,557.13 (Reserve)
 - ii. Homeowner Delinquency = \$4,779.73.
 - d. Common Area Maintenance
 - i. Management provided the Board with 4 landscape proposals for this season from the following vendors: Daly Property Services, Lush Green Landscaping, Liqui-Green, and Lone Star Mowing. All companies are willing to provide weekly

landscape maintenance, and Daly/Lush Green/Liqui-Green also included irrigation maintenance. Anne likes that Lone Star is “all-inclusive” and includes pet station maintenance. Chris likes that Lone Star and Lush Green includes some tree maintenance. Liqui-Green and Lone Star are more expensive in comparison to the other bids. Anne states that Lush Green has some experience with our irrigation system. Management stated that she has worked with Daly, and they are capable of learning a new system and that Liqui-Green took over the system last year, mid-season, and was essential in getting the repairs done to improve the system at the end of the season. Anne stated that Lush Green takes care of the medians within BMSA and does great work. Anne wants to see issues resolved quickly and that we are not overwatering.

1. A motion was made to approve the proposal from Lush Green. Chris seconded the motion. No further discussion. Passed unanimously.
 - ii. Management provided the Board members and Owners present with a quick recap of the previous conversations regarding the 2023 Irrigation Vendor that was not paid for his services and has now contacted an attorney. Management and Board members met with Gabriel and Carmen with Western Law Group via ZOOM to discuss a response.
 1. A motion was made by Anne Kellerby to authorize Western Law Group to formally respond and request documentation from Patience Maintenance. Seconded by Chris. No discussion. Passed unanimously.
 - iii. Management provided the Board with two estimates for ditch cleaning at the end of Angelica Circle. Currently, the ditch is full of overgrown weeds, willows, and trash that drastically reduces drainage.
 1. A motion was made by Chris to approve the proposal from Daly Property Services. Seconded by Anne. No discussion. Passed unanimously.
 - iv. Management provided the Board with two estimates for rock wall repair on Angelica Circle, above the guest/visitor parking. Management reiterated that this issue is a potential liability to the vehicles that are parked near the failing wall. The Board would like to see additional bids but agreed that this project needs to be done sooner rather than later. With the time restraint, the Board would like to move forward finalizing an estimate tonight.
 1. A motion was made by Chris to approve Gemini Construction’s estimate for rock wall repair. Seconded by Anne. No discussion. Passed unanimously.
6. Committee Reports and Updates
 - a. BMSA (Anne Kellerby) – Anne was not able to attend the last monthly meeting, however, the upcoming annual meeting is scheduled for next week at 6 PM.
 7. Community Comment
 - a. Sam Wardell would like to restate that pet station maintenance is an unnecessary expense and that Owners are not using the stations as they should. He wants to consider removing the pet stations and/or trash containers and just having the bags. Anne responds stating that removing the waste containers would only make things worse. Chris would like to state that since management has taken over the maintenance of the pet stations, the bags are always full, and the containers are emptied regularly.
 - b. Sam would also like to see a decrease in irrigation costs by switching to every other day irrigation.
 8. New Business
 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 7:08 PM. Seconded by Chris Harrelson; Passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals