

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of April 28, 2016**

Board Members:	Brad Hoy	President (HOA)
	Jed Johnston	Vice President (HOA)
	Mike Tyler	Secretary/Treasurer (HOA)
	Mark Kozuch	President (Townhomes)
	Bob Robertson	Vice President (Townhomes)
	Penny Roehm	Secretary/Treasurer (Townhomes)
	Damond Culver	President, (Condos)
	Mark Kozuch	Vice President, (Condos)

Also Present:	Keith Lammey	Association Manager
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Absent:	Daniel Falk	Secretary/Treasurer (Condos)
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Pre-Meeting Owners Open Forum

In addition to the Board of Directors, the meeting was attended (briefly) by Sandy Mochary.

Ms. Mochary expressed concerns about parking in Cliff View Court, the storm water drain at the end of Cliff View Court and the condition of some of the Association's common area trees.

Board of Directors Meeting

Brad Hoy called the meeting to order at 6:12 PM.

Approval of Minutes

A **motion** was duly made by Jed Johnston and seconded by Mike Tyler to approve the November 17, 2015 and the December 5, 2015 Board of Directors meeting minutes as presented. **Passed.**

Association Manager's Report

Keith Lammey provided the financial reports through March 2016. A **motion** was duly made by Jed Johnston and seconded by Bob Robertson to approve the financial reports through March 2016. **Passed.**

New Business

Review/Approve Maintenance Matrix-HOA, Townhomes, and Condos

The Maintenance Matrix for all three Associations had been discussed at prior meetings; however, the board elected not to adopt them at the prior meetings to allow everyone more time to read them thoroughly and understand them. The documents had been included in the board packet for this meeting. Following a brief discussion among the board members regarding the need to have as much clarity as possible regarding maintenance responsibilities **motions** were duly made by Mike Tyler and seconded by Jed Johnston to adopt the HOA Maintenance Matrix, by Mark Kozuch and seconded by Penny Roehm to adopt the Townhomes Maintenance Matrix and a by Mark Kozuch and seconded by Damond Culver to adopt the Condos Maintenance Matrix, as presented. **All three Motions Passed.**

2016 Landscape Improvements

The Association Manager explained that the sail shades in Valley View Park would soon be installed and that he had acquired 12 vs. 7 poles for the project. After a quick discussion the board directed the Manager to obtain two additional sail shade covers and to install the additional shades in the park: one just east of the play equipment and the other north of the walking path generally where the children wait of the school bus.

The Manager further explained that he would like to acquire additional trees and bushes to be installed in Valley View Run, in the lower end of Valley View Park and in the Cliff View Court cul-de-sac in the hillside near 77 Bryan Loop. The exact number and locations, he explained, would depend on how many trees and bushes can be installed for the funds available in this year's budget. In addition, he explained that the plastic benches in Valley View Park were broken and needed to be replaced. He suggested two 8 foot long outdoor backless benches be purchased as a cost of approximately \$300 each to replace the broken benches.

After a brief discussion, a **motion** was duly made by Bob Robertson and seconded by Penny Roehm to purchase two additional sail shades, two eight foot outdoor backless benches for Valley View Park and to use the remainder of this year's landscape improvement funds to purchase and install additional trees and bushes in Valley View Run, the lower end of Valley View Park and on the East side of Cliff View Court near 77 Bryan Loop. **Passed.**

Condo: Fire Sprinkler System Improvements

The Association Manager distributed a bid from 360 Electric LLC to install thermostatically controlled small electric heaters in the six garages of 10, 12, 14, 16, 18 and 20 Angelica Circle in order to prevent the garage temperatures from dropping below freezing causing the fire safety sprinkler system to freeze and burst. The bid was \$502.45 per unit. These units would be wired into each of the respective unit's electrical system and all electric cost would be paid by the each unit owner. A **motion** was duly made by Mark Kozuch and seconded by Damond Culver to approve the 360 Electric LLC bid and to install six electric baseboard style heaters in the garages at 10, 12, 14, 16, 18 and 20 Angelica Circle. **Passed.**

Adjournment

With no further business to come before the Board, a **motion** was duly made by Jed Johnston and seconded by Bob Robertson to adjourn the meeting at 7:08 PM. **Passed.**