

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION  
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION  
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of April 6, 2013**

<b>Board Members:</b>	Brad Hoy	President, (HOA)
	Jed Johnston	Vice President (HOA)
	Isaac Pittman	Secretary/Treasurer
	Carol Abbott	President, (Townhome)
	Justin Sabata	Vice President, (Townhome)
	Tanny McGinnis	Secretary/Treasurer, (Townhome)
	Damond Culver	President, (Condos)
	Mark Kozuch	Director, (Condos)
<b>Also Present:</b>	Keith Lammey	Association Manager
<b>Absent:</b>	Daniel Falk	Director, (Condos)

**Pre-Meeting Owners Open Forum**

No (non-board member) owners were present.

**Board of Directors Meeting**

The meeting was called to order at 6:09 P.M. by Brad Hoy, HOA President. President Hoy reported that a quorum was present for the HOA, the Townhome Associations and the Condo Association.

**Approval of Minutes**

A **motion** was duly made by Tanny McGinnis and seconded by Jed Johnston to approve the November 20, 2012 Board of Directors meeting minutes as presented. ***Passed.***

**Association Manager's Report**

Keith Lammey provided the financial reports through February 2013. A **motion** was duly made by Jed Johnston and seconded by Mark Kozuch to approve the financial reports through February 2013, as presented. ***Passed.***

**New Business**

**Outside Accountant Change**

The Association Manager explained the he had changed to a different outside accountant. The owner of The General Accounting office that has been closing the books is closing the practice. Lori Hodder, Elle Services, LLC will be closing the books in the future. Keith Lammey stated that if anyone ever has questions regarding the financial statements, they are welcome to contact her directly at 970.858.3172

**HB 1237 and Records Policy**

The Association Manager handed out copies of the draft revised records policy that, if adopted, would bring the association into compliance with HB 1237. The draft wasn't included in the original packets because it was just received by email on the meeting date. After the board had an opportunity to review the long document it was

generally agreed that no action should be taken until after the board had more time to fully consider this important document change.

### **Other Business**

***River Rock Fascia on the Townhomes and Condos*** The topic of the missing and falling off rock from the fascia from several locations in the Townhomes and Condos was raised by Mark Kozuch, thus a brief discussion ensued regarding the issue. The Association Manager explained that at least twice he had had different contractors attempt repairs but the repairs didn't last very long, thus he planned to get a bid from a mason to fix the problem. Mark Kozuch stated that he had been able to glue some back in and that the fix had lasted for a couple of years.

### **Old Business**

#### **Valley View Village Entrance Signs**

The Association Manager reminded the board that no decisions had ever been made about whether or not to rebuild/replace the existing sign at the Battlement Parkway entrance and/or to build a new sign at the Stone Quarry entrance. Further, he stated that initial conversations with a local sign maker indicated that a single-sided, 30" by 8' wooden carved sign in the style used throughout Battlement Mesa would cost approximately \$1,700 plus the cost of painting and installing the sign. A similar but two-sided sign would cost about \$2,200. In lieu of the carved lettering, the association could opt for the same wood frame style sign with a painted/lettered metal insert which might be slightly less expensive.

During the discussion board members indicated that, ideally the sign height could be increased and that it would be nice to have it lighted. The solar lighting was never adequate and certainly isn't now that it is older. The Association Manager said that to the best of his knowledge, there was no electric service to the sign and that only a few of the other village signs were lighted. After considerable board discussion on the issue, the a **motion** was duly made by Tanny McGinnis and seconded by Justin Sabata to table this topic to a later date so other ideas could be considered. ***Passed.***

### **Committee Reports**

#### ***BMSA Delegate Report***

Brad Hoy, BMSA Delegate, discussed two ideas that had been discussed and was being considered by the BMSA Parks, Open Space and Trails Committee. First, they are exploring the possibility of building a Frisbee Golf course somewhere in Battlement Mesa and second, that he (personally) thought and had suggested that the BMSA should explore the concept of building some sort of an ATV Park. It too has been discussed at the POST Committee meetings. He further explained that the committee had only discussed these ideas and he wasn't certain that it would be brought to the BMSA board for consideration anytime soon.

### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Tanny McGinnis and seconded by Mark Kozuch to adjourn the meeting at 7:38 PM. ***Passed.***