

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION  
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION  
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of December 9, 2014**

<b>Board Members:</b>	Brad Hoy	President (HOA)
	Jed Johnston	Vice President (HOA)
	Mark Kozuch	President (Townhomes)
	Bob Robertson	Vice President (Townhomes)
	Penny Roehm	Secretary Treasurer (Townhomes)
	Damond Culver	President, (Condos)
	Mark Kozuch	Vice President, (Condos)
	Daniel Falk	Secretary Treasurer, (Condos)
<b>Also Present:</b>	Keith Lammey	Association Manager
<b>Absent:</b>	Rob Glassmire	Secretary/Treasurer (HOA)

**Pre-Meeting Owners Open Forum**

There were no Owner Open Forum comments.

**Board of Directors Meeting**

The meeting was called to order at 8:15 PM by Brad Hoy, HOA President.

**New Business**

**Election of Officers**

New board members were elected at the Annual Meeting that was held immediately prior to this board meeting, thus new officers needed to be elected for each of the three boards.

**HOA**

At the Annual Meeting, Jed Johnston was re-elected to a three year term, thus there was no new Member coming onto the board. Following a brief discussion, Jed Johnston suggested that the three remain in their previous roles. All agreed, thus Brad Hoy will remain President, Jed Johnston, Vice President and Rob Glassmire, Secretary Treasurer.

**Townhome**

At the Annual Meeting, Bob Robertson was elected to the Townhome board of directors replacing Carol Abbott whose term had ended. After a brief discussion, a motion was duly made by Penny Roehm and seconded by Bob Robertson, to elect Mark Kozuch as President, replacing Carol Abbott, Bob Robertson as Vice President and herself as Secretary Treasurer. Passed.

**Condominium**

At the Annual Meeting, Damond Culver, Daniel Falk and Mark Kozuch were all re-elected to the condo board. (All three terms were up because there was no quorum for the Condos at the 2012 and 2013 Annual Meeting). Following

a brief discussion, it was suggested that all three continue in the same officer positions, thus Damond Culver will serve as President, Mark Kozuch as Vice President and Daniel Falk as Secretary – Treasurer.

#### **Consideration of Payment Plan for Delinquent Owner**

The Association Manager explained that a single family owner's account had, per Association policy, been referred to the Association's attorney and that the law firm had, after receiving approval of the HOA board, initiated a foreclosure action against the owner. Further, the owner had offered to pay the full balance due in order to end the foreclosure proceedings. He offered to pay \$2,000 down and \$400 per month until the full balance was paid. Payout of the obligation plus the new monthly HOA assessments would occur in approximately 15 months.

After a brief discussion of the pros and cons of accepting a payment arrangement (not a compromise of the balance) the board directed the Association Manager to instruct the Association's attorney to make a counter offer of \$3,000 down with \$400 per month payments until the full obligation was paid with the first monthly payment coming due on January 15, 2015 and monthly payments due on the 15<sup>th</sup> of the subsequent months. No interest would be charged on the unpaid balance provided that all of the payments were made on time.

#### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Jed Johnston and seconded by Penny Roehm to adjourn the meeting at 8:20 PM. *Passed.*