

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of October 8, 2013**

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

Pre-Meeting Owners Open Forum

No (non-board member) owners were present.

Board of Directors Meeting

The meeting was called to order at 5:56 P.M. by Brad Hoy, HOA President. President Hoy reported that a quorum was present for the HOA and the Townhome Associations but not with the Condo Association.

Approval of Minutes

A **motion** was duly made by Jed Johnston and seconded by Tanny McGinnis to approve the April 9, 2013 Board of Directors meeting minutes as presented. **Passed.**

Association Manager's Report

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

New Business

Review/Approve Street Snow Plowing Contract – 2013 & 2014 Season

The Association Manager presented two snow plow bids for the 2013 – 2014 season. One bid was from Julius Ag and the other from SnowBizz (Knupp LLC). The two bids were reasonably comparable. SnowBizz provided the services the past few years. Following a brief discussion regarding the proposals, a **motion** was duly made by Jed Johnston and seconded by Mark Kozuch to accept the SnowBizz (Knupp LLC) bid to provide street snow plowing services for the 2013 – 2014 season. **Passed.**

Review/Approve Draft Policies Prepared by Western Law Group as Required by CCIOA

The Association Manager presented and briefly explained each of the draft policies that Western Law Group, LLC had prepared at the request of the Valley View Village board. He further explained that Western Law Group drafted these policies after fully reviewing the association's declarations and with a solid understanding of what the legal requirements are for such policies. After the board members had sufficient time to review the previously distributed

documents and ask any questions, a **motion** was duly made by Jed Johnston and seconded by Mark Kozuch to adopt the following policies:

- Procedures for Adoption and Amendment of Policies, Procedures and Rules.
- Collection Policy
- Conflict of Interest Policy
- Covenant and Rule Enforcement Policy
- Alternative Dispute Resolution Policy
- Investment of Reserve Funds Policy
- Resolution Regarding Reserve Study Policy

The motion *Passed*.

Consider Proposal by Western Law Group to revise Draft Collection Policy to meet new State Law required by HB 13-1276

The Association Manager explained that, the State Legislature passed a bill that was signed by the Governor that would require the association to update its Collection policy. Western Law Group, LLC could prepare the policy revision for a \$195 fee. The law becomes effective on January 1, 2014. After a brief discussion regarding the new law and having to update the Collections Policy, a **motion** was duly made by Mark Kozuch and seconded by Tanny McGinnis authorize Western Law Group, LLC to draft the policy that would, once adopted, comply with the new HB 13-1276 law. *Passed*.

Review/discuss Special Landscape Projects and possible additions including possible additions in 2014 (for budget planning purposes)

The Association Manager showed a short slide show of the before and after photos of the landscape improvement work that was either completed or nearly completed. Everyone expressed agreement that the change was dramatic and much needed.

Other Business

Consolidation of the Three Associations

At the request of the board members, the Association Manager had asked the Association's Attorney to research to see if it would be feasible to consolidate the three associations into a single association. According to the firm, C.R.S Section 38-33.3-221 that, the merging of any associations must be of the same form of ownership. Since Valley View Village has single family homes, townhomes and condominiums; it is not possible to merge the three associations in a single association.

Old Business

Valley View Village Entrance Signs

Due to the late hour and the non-urgent nature of the pending entrance signs issue, following a brief discussion, a **motion** was duly made by Tanny McGinnis and seconded by Mark Kozuch to table this topic to a later date. *Passed*.

Committee Reports

BMSA Delegate Report

Brad Hoy, BMSA Delegate, updated the board on the recent BMSA matters including the recent Open Space Parks and Trails Committee work that was done to gather public input for ideas for the use of the 2.6 acres that was purchased by the BMSA last year.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Mark Kozuch and seconded by Jed Johnston to adjourn the meeting at 7:46 PM. *Passed.*