

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of May 13, 2014**

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

Pre-Meeting Owners Open Forum

No (non-board member) owners were present.

Board of Directors Meeting

The meeting was called to order at 6:24 PM by Brad Hoy, HOA President. President Hoy reported that a quorum was present for the HOA, the Townhome Association and the Condo Association.

Approval of Minutes

A **motion** was duly made by Mark Kozuch and seconded by Jed Johnston to approve the November 12, 2013 Board of Directors meeting minutes as presented. **Passed.**

Association Manager's Report

Keith Lammey provided the financial reports through November 12, 2013. A **motion** was duly made by Jed Johnston and seconded by Mark Kozuch to approve the financial reports through March 2014, as presented. **Passed.**

New Business

Review/Approve Street Maintenance Proposal – Crack Fill

The Association Manager explained that the cracks in the streets needed to be crack filled again and presented a bid from Alpine Pavement Maintenance, Inc. to complete the needed work. The bid was for \$7,000 and was the same amount that the Association paid when the work was last completed in the fall of 2011. After a brief discussion of the importance of maintaining the streets properly, a **motion** was duly made by Rob Glassmire and seconded by Jed Johnston to approve the bid from Alpine Pavement Maintenance, Inc. **Passed.**

Review/Approve Landscape Contract

The Association Manager presented the proposed contract with Baker & Associates Landscape Management, LLC for landscape care and explained that this level of service was approved as part of the 2014 budgeting process. After a brief discussion, a **motion** was duly made by Rob Glassmire and seconded by Carol Abbott to approve the Baker & Associates contract. **Passed.**

Authorize Legal Foreclosure, Joseph Webster, 218 Cliff View Circle

The Association Manager explained that Western Law Group had not yet been successful in collecting the HOA balance due from Joseph Webster and that the next step in the collection process was to initiate a foreclosure action. Following a brief discussion regarding the importance of collecting the funds due the Association a **motion** was duly made by Rob Glassmire and seconded by Jed Johnston to authorize Western Law Group to proceed with a foreclosure action against Joseph Webster at 218 Cliff View Circle. *Passed.*

Other Business

There was no other business to be discussed.

Old Business

There was no old business to be discussed.

Committee Reports

BMSA Delegate Report

Brad Hoy, BMSA Delegate, explained to the board that the BMSA's Annual Meeting in April was exceptionally well attended and featured (1) a presentation about transferring the Golf Course and the Grand Valley Recreation Center to the Park District and (2) a short presentation about the financial challenges facing the local school district. Brad also described the improvements that were made in two medians last fall and that the BMSA had budgeted funds to do more median work on Battlement Parkway or Spencer this year.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Jed Johnston and seconded by Carol Abbott to adjourn the meeting at 7:30 PM. *Passed.*