

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of August 12, 2014**

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

Pre-Meeting Owners Open Forum

Only one (non-board member) owners was present – Justin Sabata.

Board of Directors Meeting

The meeting was called to order at 6:10 PM by Jed Johnston, HOA Vice President. Vice President Johnston reported that a quorum was present for the HOA, and the Condo Association but not for the Townhome Association.

Approval of Minutes

A **motion** was duly made by Rob Glassmire and seconded by Damond Culver to approve the May 13, 2014 Board of Directors meeting minutes as corrected. **Passed.**

Association Manager's Report

Keith Lammey provided the financial reports through June 2014. A **motion** was duly made by Rob Glassmire and seconded by Mark Kozuch to approve the financial reports through June 2014, as presented. **Passed.**

New Business

Review/Approve Street Snow Plowing Contract

The Association Manager explained that the proposed snow plowing contract was identical to the prior year's contract and with the same contractor except that the rate for the salt/sand mix had increased from \$34 per ton to \$39 per ton. After a brief discussion regarding the general satisfaction with the prior plowing services from this contractor, a **motion** was duly made by Damond Culver and seconded by Mark Kozuch to approve the contract, as written, with Knupp, LLC and authorize President Hoy to sign same. **Passed.**

Website Changes

The Association Manager explained that the Valley View Village website information including the minutes, financial reports, the declarations and assorted other Association information was now on the Battlement Mesa, Colorado website and could be view at www.BattlementMesaColorado.com/valley-view-village. The information could still be found by going to the old website since it would automatically re-direct the user to the new site.

Other Business

Garfield County School District 16 Mill Levy and Bond Issue

Jed Johnston explained that he was a volunteer on the Garfield County School District 16's committee that is working toward studying, developing and gaining a favorable vote on a mill levy increase and the passage of a bond issue in the November 2014 election. Although some details weren't completely final, he explained the projected rate increases per \$100,000 of residential property value and stressed that, in his opinion, the additional funding provided in the two proposals was very much needed by the District and that the District was only asking for the minimum that was necessary in order to maintain good schools. Several other board members commented that they agreed and that a good school system was not only critical to the education of the community's children but also helped preserve and enhance property values in the community.

Other Business

Update on Planned Landscape Improvements

The Association Manager summarized the plans for the improvements in the Valley View Village's landscape as provided by the \$6,000 that is part of the 2014 operating budget. The plan includes planting 8 two inch or greater trees along the lower entrance (from Battlement Parkway) across from Bryan Loop plus the creation of an attractive landscape rock area that will include one of the trees and three bushes that will be placed on the right hand side of the entrance road just past the arroyo and approximately behind the Northeast corner of 71 Bryan Loop. As a means of setting off the appearance of the trees that will be in the turf grass areas, each tree will have its own large tree circle of rocks. Mark Kozuch commented that he totally agreed that the trees should include a tree circle because that will protect the trees during mowing and trimming operations. Mark also stated that he hoped that next year the Association would invest in improvements at the entrance from Battlement Parkway since that area is a main entry point into the Village and it is reasonably plain. Other board members in attendance agreed. The landscaping is expected to be completed within two to four weeks.

Old Business

There was no old business to be discussed.

Committee Reports

BMSA Delegate Report

Brad Hoy, BMSA Delegate, was absent, thus no BMSA Delegate Report was presented.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Mark Kozuch and seconded by Damond Culver Abbott to adjourn the meeting at 7:23 PM. ***Passed.***