

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION  
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION  
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of March 3, 2015**

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

**Pre-Meeting Owners Open Forum**

No (non-board member) owners were present, thus there were no Owner Open Forum comments.

**Board of Directors Meeting**

The meeting was called to order at 6:10 PM by Brad Hoy, HOA President. President Hoy reported that a quorum was present for all three associations: HOA, Townhomes and Condo.

**Approval of Minutes**

A **motion** was duly made by Jed Johnston and seconded by Rob Glassmire to approve the November 11, 2014 and the December 9, 2014 Board of Directors meeting minutes as presented. *Passed.*

**Association Manager's Report**

Keith Lammey provided the financial reports through January 31, 2015. A **motion** was duly made by Mark Kuzuch and seconded by Bob Robertson to approve the financial reports through January 2015. *Passed.*

**New Business**

**Discuss/Approve Replacement of Street Light Fixtures with LEDs**

The Association Manager explained the details and potential savings associated with replacing the existing street lamps (but not the poles) with LED fixtures. He further explained that including the \$100 per lamp rebate that is currently available the net cost to upgrade to LEDs would be approximately \$2,300. Both conventional and LED street lights are unmetered, but LEDs, which use much less energy, have a \$2.70 per month/per lamp rate.

Following some discussion regarding the projected savings and the desire to be energy conscious, a **motion** was duly made by Rob Glassmire and seconded by Bob Robertson to replace the 9 conventional street lights (lamps) with LEDs at an estimated cost of \$2,329 net of the \$900 rebate. *Passed.*

**Discussion of 2015 Landscape Improvement Ideas**

The Association Manager requested direction from the board regarding how to invest the budgeted (2015) \$6,000 in landscape improvements. He suggested the following general categories:

- More trees

- More bushes
- More trees and bushes (but less of each)
- Recreational improvement in Valley View Park
- Entrance sign(s)

Following a fairly robust conversation a general consensus was reached directing the Association Manager to bring information to the May 12<sup>th</sup> meeting for a) new plants (trees and bushes) on Angelica Circle and Valley View Run and b) a pergola or similar (instant shade type) structure that could be installed/built in Valley View Park.

In a related conversation members suggested that since parking is allowed on one side of Valley View Drive, that side of the street should be striped for parking. The Association Manager agreed to obtain bids on what it would cost to stripe one side of Valley View Drive where parking is allowed.

### **Discussion of the Fire Sprinkler System Failure and Repair Alternatives**

The Association Manager explained to the entire board that the fire sprinkler system at 18 and 20 Angelica Circle had frozen, apparently mostly in the ceiling of the 18 Angelica garage and that the damage was very extensive. Further, that the system had been charged with straight water and that the garages are unheated. The contractor doing the repairs was strongly suggesting that the garages be heated or that the system be charged with a water / antifreeze mix to prevent this from happening again.

Concerns were expressed about the various options.

- Antifreeze charged systems may require a waiver from the local Fire Marshal and will require that all of the sprinkler heads be replaced and a different back flow preventer installed.
- Dry charged systems are apparently very expensive.
- Installing heat in each garage and the small exterior wall closets could be expensive and perhaps not totally reliable.

The Condo board members asked the Association Manager to gather additional information including projected costs of the possible upgrade options then share it with the Condo board. The Manager also agreed to discuss this issue with Damon Culver who was unable to attend the meeting.

In addition to the above, concerns were expressed about whether or not the other sprinkled building would also need to be modified and since only two of the three buildings have fire sprinkler systems, should the upgrade cost be distributed equally across all 18 units or just those with the fire sprinkled units.

### **2015 Meeting Dates**

Following a brief discussion and suggestion from Jed Johnston, all agreed to move the 2015 meeting dates to the 3<sup>rd</sup> Tuesday of the month, in the months when meetings are held, except for the Annual Meeting which needs to be early in the month of December.

### **Old Business**

There was no old business to be discussed.

### **Committee Reports**

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

Brad Hoy, BMSA Delegate, gave a brief report explaining that the BMSA's Annual Community Meeting will be held on April 23<sup>rd</sup> at 6:30 PM.

### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Bob Robertson and seconded by Rob Glassmire to adjourn the meeting at 7:27 PM. **Passed.**