

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of August 18, 2015**

Board Members:	Brad Hoy	President (HOA)
	Jed Johnston	Vice President (HOA)
	Open	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
Also Present:	Keith Lammey	Association Manager
Absent:	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 6:02 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 Bob Robertson to approve the March 3, 2015 and the May 19, 2015 Board of Directors meeting minutes as presented. ***Passed.***

Association Manager's Report

Keith Lammey provided the financial reports through July 2015. A **motion** was duly made by Dan Falk and seconded by Mark Kozuch to approve the financial reports through July 2015 as corrected. ***Passed.***

New Business

Discuss Open HOA Board Member Position

The Association Manager explained that Rob Glassmire had sold his home in Valley View Village and moved, thus he had resigned from the HOA board. The remaining HOA board members have the right to appoint a replacement to fill the remainder of Rob Glassmire's position which will end in December 2015 or they could leave the position open and hold an election at the upcoming annual meeting. After a brief discussion, a **motion** was duly made by Brad Hoy and seconded by Jed Johnston to appoint Mike Tyler to fill the remainder of the term. ***Passed.***

Discussion of 2015 Landscape Improvement

The Association Manager shared some information on possible designs for pergolas that could be constructed in Valley View Park to provide shade. Several members expressed pros and cons about the various designs which ranged up to \$5,000 in price without the cost of installation. Jed Johnston explained that he favored using sail shades in lieu of the more permanent wood pergolas. He stated that they should be relatively easy to install, are

much less expensive than a wood pergola and have other advantages. Following a brief discussion Mark Kozuch, Dan Falk and Jed Johnston agreed to meet to explore a sail shade design. All agreed that any funds left after the cost of adding shade to the park should go toward adding trees and bushes primarily to the area along Angelica Circle and on Bryan Loop.

Discussion of the Fire Sprinkler System Failure and Repair Alternatives

The Association Manager updated the board about that costs incurred as a result of the burst fire sprinkler system at 18 and 20 Angelica Circle and asked for more direction regarding a long term strategy to avoid future expenses of this type.

All seemed to agree that there was no easy solution to the problem.

- 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.

In addition to the above alternatives, the board asked the Association Manager to explore a possible solar heating solution as well as to gather additional information about installing some sort of heat in the garages where the freezing seems to begin.

The Association Manager pointed out that whatever solution is selected the board will need to decide whether or not the other sprinkled building would also need to be modified and whether or not the cost should be distributed equally across all 18 units or just those with the fire sprinkled units.

Angelica Circle – Speeding

Dan Falk expressed concern about speeding that he has observed on Angelica Circle. He explained that there are many children living in Valley View, especially in the townhomes and condos, and that many Angelica Circle drivers drove too fast.

The Association Manager stated that there were no posted speed limits anywhere in Valley View Village. During an extended discussion on the issue several ideas were discussed including speed bumps and speed limit signs. Bob Robertson expressed concern about the challenge of plowing snow if speed bumps were added. All board members expressed support for installing 20 MPH speed limits signs.

Old / Other Business

There was no old business to be discussed. Penny Roehm expressed concern about the condition of the concrete driveways and sidewalks on Jessica Lane. The Association Manager promised to look at the concrete issues; however, went on to recommend that no repairs be made until the maintenance matrix was completed and it was determined whether or not the association is responsible for these driveways and sidewalks.

Committee Reports

BMSA Delegate Report

Brad Hoy, BMSA Delegate, gave a brief report explaining recent developments at the Battlement Mesa Service Association including:

- The construction of the Spencer trail along Spencer Parkway between First Eagles Point and North Battlement Parkway.
- The work that was being done by the BMSA POST Committee to develop a master plan for the 2.6 acre tract that the BMSA owns below the waterfall.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Bob Robertson and seconded by Mark Kozuch to adjourn the meeting at 7:18 PM. *Passed.*