

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of November 17, 2015**

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

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 6:22 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 Mark Kozuch and seconded by Mike Tyler to approve the August 18, 2015 Board of Directors meeting minutes as presented. *Passed.*

Association Manager's Report

Keith Lammey provided the financial reports through October 2015. A **motion** was duly made by Jed Johnston and seconded by Mark Kozuch to approve the financial reports through October 2015. *Passed.*

New Business

Maintenance Matrix

The Association Manager distributed copies of the maintenance matrix for the HOA, Townhomes and Condo association and explained how to read the documents and the differences between them. Specifically he noted that some of the coding regarding HOA, Townhome or Condos responsibility for certain maintenance items was not entirely consistent with actual practice. Further that it could be difficult to change the actual documents to match actual practice and that in most cases the responsibility split among the three associations was not well thought out.

Given the complexity of the matter and the limited time available to review and understand the issue, a **motion** was duly made by Jed Johnston and seconded by Mark Kozuch to defer a decision on the three matrix documents until a later date. *Passed.*

Review/Approve 2016 Budget

The Association Manager presented the three draft budgets – HOA, Townhomes and Condos – and explained the changes vs. the current year budgets. Substantial detail was provided regarding projected replacement costs for reserve expense items.

After several questions had been discussed about the reserve projections, a **motion** was duly made by Jed Johnston and seconded by Brad Hoy to approve the proposed 2016 budget and set the monthly HOA assessments at \$60; unchanged from 2015. *Passed.*

A **motion** was duly made by Mark Kozuch and seconded by Penny Roehm to approve the proposed 2016 Townhomes budget and set the monthly Townhomes assessments at \$120; up from the current year's \$110 per month. *Passed.*

A **motion** was duly made by Dan Falk and seconded by Mark Kozuch to approve the proposed 2016 Condos budget and set the monthly Condos assessments at \$139; up from the current year's \$134 per month. *Passed.*

Review/Approve Street Snow Plowing Contract

The Association Manager explained that the contractor that provided snow plowing services last season had decided not to plow this season and that a draft contract for street snow plowing services had been negotiated with JC Excavating. JC Excavating is based in Parachute and has a lot of equipment, most of it new, including loaders and dump trucks. JC Excavating does not currently have a sander, although they have indicated that they may purchase a sander. After a brief discussion regarding the need to have a proficient snow plow company under contract a **motion** was duly made by Jed Johnston and seconded by Mark Kozuch to approve the proposed street snow plowing contract with JC Excavating. *Passed.*

Review/Approve 2016 Legal Services Agreement

The Association Manager provided copies of the proposed legal services agreement with Western Law Group; the association's attorney. Following a brief discussion of the pros and cons of the two different agreement options, a **motion** was duly made by Brad Hoy and seconded by Dan Falk to choose the "Non Retainer Client" option and approve the proposed agreement with Western Law Group LLC for the coming year. *Passed.*

Condo Association – Fire Sprinkler System Improvements

The Association Manager distributed copies of a bid from 360 Electric to install electric heater in the six garages in the 10 – 20 Condo building and explained that the idea was to tie the electric into the respective electric power of each of the six condos and heat the garages ONLY if the garage temperatures dropped down near freezing. When asked about adding glycol to the system, the Manager explained that would require that all of the sprinkler heads in the entire system be replaced with glycol style heads at an estimated cost of \$5,000 to \$6,000.

Mark Kozuch asked it would be possible to simply install a pump in the system and circulate the water in the system since moving water is less likely to freeze than still water. The Manager explained that he would need to inquire to see if the lines were continuous loop systems. If not, that would not work. He promised to investigate.

Old / Other Business

There was no old business to be discussed

Committee Reports

BMSA Delegate Report

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

Adjournment

With no further business to come before the Board, a **motion** was duly made by Jed Johnson and seconded by Mike Tyler to adjourn the meeting at 7:57 PM. *Passed.*