

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION  
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION  
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of November 19, 2016**

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

**Pre-Meeting Owners Open Forum**

There were no owners open forum comments.

**Board of Directors Meeting**

Brad Hoy called the meeting to order at 6:13 PM.

**Approval of Minutes**

A **motion** was duly made by Jed Johnston and seconded by Bob Robertson to approve the September 22, 2016 Board of Directors meeting minutes as presented. *Passed.*

**Association Manager's Report**

Keith Lammey provided the financial reports through September 2016. A **motion** was duly made by Jed Johnston and seconded by Brad Hoy to approve the financial reports through September 2016. *Passed.*

**New Business**

**Review/Approve 2017 Budgets**

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. The most significant change in the budgets involved trash removal expenses. Under the proposed budgets, trash service will be provided for all Valley View Village owners, including the single family homes. As a result, the HOA assessment would increase by \$16. Since trash service is already now part of the Townhomes and Condos budgets and assessments but will become an HOA expense under the new budget, the Townhomes and Condos assessments would be reduced by \$16.

After several questions had been discussed about the reserve projections, a **motion** was duly made by Brad Hoy and seconded by Mike Tyler to approve the proposed 2017 budget and set the monthly HOA assessments at \$76 per month. *Passed.*

A **motion** was duly made by Penny Roehm and seconded by Bob Robertson to approve the proposed 2017 Townhomes budget and set the monthly Townhomes assessments at \$104 per month. *Passed.*

Since there was no quorum, the 2017 Condo Budget will be voted on by corporate actions at a later date.

**Confirm Annual Meeting Date**

The Association Manager explained that the Annual Meeting was scheduled for December 8, 2016. Following a brief discussion, all agreed that there was no need to change the date, thus the meeting will be held on December 8<sup>th</sup>.

**BMSA Delegate Report**

Brad Hoy, BMSA Delegate, provided a brief update on BMSA related matters.

**Adjournment**

With no further business to come before the Board, a **motion** was duly made by Bob Robertson and seconded by Jed Johnston to adjourn the meeting at 6:44 PM. *Passed.*