

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION  
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION  
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of November 14, 2017**

<b>Board Members:</b>	Brad Hoy Jed Johnston Mike Tyler Mark Kozuch Penny Roehm Mark Kozuch	President (HOA) Vice President (HOA) Secretary/Treasurer (HOA) President (Townhomes) Secretary/Treasurer (Townhomes) Vice President, (Condos)
<b>Also Present:</b>	Keith Lammey	Association Manager
<b>Absent:</b>	Bob Robertson Daniel Falk Damond Culver	Vice President (Townhomes) 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 6:10 PM.

**Approval of Minutes**

A **motion** was duly made by Jed Johnston and seconded by Mark Kozuch to approve the May 23, 2017 Board of Directors meeting minutes as presented. *Passed.*

**Association Manager's Report**

Keith Lammey provided the financial reports through October 2017. A **motion** was duly made by Mike Tyler and seconded by Mark Kozuch to approve the financial reports through October 2017. *Passed.*

**New Business**

**Review/Approve 2018 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 the Condo association with a proposed increase from the present \$123 to \$134 per month. No increase was proposed for the HOA or for the Townhomes.

After several questions had been discussed about the reserve projections, a **motion** was duly made by Mike Tyler and seconded by Jed Johnston to approve the proposed 2018 budget and set the monthly HOA assessments at \$76 per month. *Passed.*

A **motion** was duly made by Penny Roehm and seconded by Mark Kozuch to approve the proposed 2018 Townhomes budget and set the monthly Townhomes assessments at \$104 per month. *Passed.*

Since there was no quorum, the 2018 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 5, 2017. 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 Jed Johnston and seconded by Penny Roehm to adjourn the meeting at 7:18 PM. *Passed.*