

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of November 13, 2018**

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

Pre-Meeting Owners Open Forum

There were no Owner Open Forum comments.

Board of Directors Meeting

Brad Hoy called the meeting to order at 6:04 PM.

Approval of Minutes

A **motion** was duly made by Penny Roehm and seconded by Mike Tyler that the August 14, 2018 Board meeting minutes be approved. *Passed.*

Association Manager's Report

Keith Lammey provided the financial reports through October 2018. A **motion** was duly made by Jed Johnston and seconded by Mike Tyler to approve the financial reports through October 2018. *Passed.*

New Business

Review/Approve 2019 Budgets for the HOA, Townhomes and Condominium Association

The draft budgets for the three associations were presented and discussed.

Following extended discussion about the draft 2019 HOA budget, specifically the need to increase the assessment rate by \$4 per month in order to cover the cost of irrigation water, a **motion** was duly made by Mike Tyler and seconded by Mark Kozuch to approve the Valley View HOA budget as prepared which would set the monthly HOA assessments at \$80 per month; an increase from the current \$76. *Passed.* The contribution to the reserve fund would remain at \$12,000 per year.

As proposed the 2019 Townhomes budget would continue the assessments at the current \$104 per month. After noting that the draft budget was nearly identical to the 2018 budget, even on the individual expense line items, a **motion** was duly made by Penny Roehm and seconded by Mark Kozuch to approve the Valley View Townhomes budget as prepared which would set the monthly Townhomes assessments at \$104 per month. The new budget would continue the \$25,500 contribution to the reserve fund. *Passed.*

The proposed 2019 Condominium budget was reviewed. As proposed, the 2019 budget was nearly identical to the 2018 budget, thus no change was being proposed in the assessment rate or in the transfer the reserve fund. Since there was not a quorum of the Valley View Condominium Association board present at the meeting, no 2019 budget could be approved, thus the 2018 budget will continue as the 2019 budget.

Old Business

Review/Approve School Children Bus Stop Shelter

The Association Manager presented a bid from Handi-Hut for a Model #6-3WS (15' by 7.5') shelter with a dome roof and a 14" bench/backrest. The bid was for \$7,180 plus shipping at \$1,365. In addition to the purchase and shipping cost this structure would require a 15' by 7.5' concrete pad which would cost an additional \$2,000. And the unit would need to be assembled on site.

Following an extended discussion of the substantial cost and perhaps light use of the shelter, a **motion** was duly made by Penny Roehm and seconded by Mark Kozuch to table this matter. *Passed.*

Update on the Dog Park in Valley View Park Concept

The Brad Hoy explained and Penny Roehm explained that they had identified a possible location in the southwest corner of Valley View Park for the possible construction of dog run. The dog run, if constructed would be rectangular in shape and be in the more flat area toward the southwest corner of the park but NOT against the owner's fences. The general consensus of the board was that the dog park would be gravel; not a turf grass surface (thus reducing water costs) and would be enclosed with a white vinyl or PVC, picket style fence. The enclosure in envisioned to have a double entry to help assure that animals would not run out of the enclosure as other animals were brought in or out.

The board asked the Association Manager to investigate the cost and report back to the board at the next meeting.

Other Business

The board agreed that the new sign that has now been installed at the Battlement Mesa Parkway and Valley View Drive entrance was a wonderful upgrade from the prior sign. The Manager explained that he expected the second sign at the Stone Quarry Road and Valley View Drive entrance would most likely be installed soon.

The Association Manager explained the signs that were now available to replace the 20 MPH speed limit signs. A long discussion developed on how many, and where the new "Drive Like Your Kids Live Here" should be installed. Some of the board members didn't want to install any new signage and others wanted to install up to six signs. Eventually a **motion** was duly made by Penny Roehm and seconded by Mark Kozuch to install two signs on Angelica Circle at the prior locations of the 20 MPH signs. *Passed.*

BMSA Delegate Report

Brad Hoy, BMSA Delegate, provided a brief update on BMSA related matters including the fact that several more of the new Village Signs have now been installed and that the BMSA was funding the addition of new sidewalk beginning at the Grand Valley Recreation Center, going out along Arroyo Drive to East Battlement Parkway the several hundred feet beyond the Grand Valley Middle School.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Penny Roehm and seconded by Mark Kozuch to adjourn the meeting at 7:34 PM. *Passed.*