

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION
VALLEY VIEW VILLAGE TOWNHOMES ASSOCIATION
VALLEY VIEW VILLAGE CONDOMINIUMS ASSOCIATION
ANNUAL MEETING OF MEMBERS
Minutes of December 11, 2018**

The **meeting** was called to order at 7:05 pm by Brad Hoy, HOA President.

Notice

It was established that the notice of the meeting was sent out in compliance with the Association documents.

Quorum

- HOA - A quorum was established with 12 lots represented; 10 lots represented in person, and 2 lots represented by proxy.
- Townhomes - A quorum was established with 5 lots represented; 3 lots represented in person, and 2 lots represented by proxy.
- Condominiums – A quorum was established with 2 lots represented; 1 lot represented in person, and 1 lot represented by proxy.

Approval of Minutes

A **motion** was duly made by Vickie Schuster and seconded by Jed Johnston to approve the minutes of the December 5, 2017 Annual Meeting of the Members as presented. *Passed.*

Financial Report

Keith Lammey, Association Manager, presented the January through November 2018 financial reports. A **motion** was duly made by Penny Roehm and seconded by Vickie Schuster to approve the January through November 2018 financial reports as presented. *Passed.*

Nomination / Election of Board Members and Delegate

Mike Tyler's term on the HOA board was scheduled to end at this meeting. Penny Roehm's term on the Townhome board was scheduled to end at this meeting. Daniel Faulk's term on the Condo board was scheduled to end at this meeting. Since there are no term limits which apply, all three members were eligible to run again.

Mike Tyler and Penny Roehm had indicated a willingness to serve another term on the board if nominated and elected. Daniel Falk was not present at this meeting and had not previously self-nominated.

An "invitation to self-nominate" to serve on the boards along with an explanation of what the duties and responsibilities are of board members, was sent out with the Annual Meeting Notice. No other self-nomination forms were returned. Brad Hoy asked if there were any additional nominations for the three open boards of director positions. There was no nomination for the open position on the Condominium board. Hearing none, he asked if there was a motion to close nomination for the HOA and the Townhomes boards of director positions. A **motion** was duly made by Vickie Schuster and seconded by Jed Johnston to close the nominations for the two open positions (HOA and Townhomes) and to elect Mike Tyler to the Valley View Village Homeowners Association board for a three term ending at the Association's December 2021 Annual Meeting (2018 – 2021), and to elect Penny Roehm to the Valley View Village Townhomes Association board for a three year term ending at the Association's December 2021 Annual Meeting (2018-2021). *Passed.*

Penny Roehm nominated Brad Hoy for the Valley View Village Battlement Mesa Service Association Delegate position. Jed Johnston seconded the nomination. There were no other nominations, thus a **motion** was duly made by Vickie Schuster and seconded by Mark Kozuch to close the nominations and to

elect Brad Hoy as the Valley View Village Delegate to the Battlement Mesa Service Association. *Passed.* Brad's term will run for three years (until the December 2021 Annual Meeting).

2019 Budget Review

The Association Manager distributed details of the 2019 revenue and expense budgets of \$104,640 (HOA), \$62,400 (Townhomes) and \$28,944 (Condominiums) which requires assessments of \$80.00 per month, per unit (HOA), \$104.00 per month, per unit (Townhomes) and \$134.00 per month, per unit (Condominiums). The approved budgets include reserve funding for 2019 of \$12,000 (HOA), \$25,500 (Townhomes) and \$6,840 (Condominiums). The HOA, Townhomes and Condo budgets were approved by the respective boards at the November 13, 2018 board meeting.

The most significant change in the three budgets was the increase in the HOA assessments in order to cover cost increases of irrigation water.

Following a short discussion regarding some of the line items including the landscape management, and trash service a **motion** was duly made by Jed Johnston and seconded by Jason Rayzor to ratify the budget.

New Business

There was no new business.

Old Business

No old business was discussed.

Tax Resolution

Brad Hoy explained the need for the proposed Tax Resolutions. The resolutions, if adopted, would permit the board of directors of each of the associations to either refund any excess assessments to the Members or to use the excess funds to impact the following year's assessments. This resolution would enable the Association to comply with IRS Rev. Rul. 70-604.

After a brief discussion, a **motion** was duly made by Jed Johnston and seconded by Vickie Schuster to adopt the Tax Resolution. *Passed.*

Adjournment

With no further business to come before the Members, a **motion** was duly made by Penny Roehm and seconded by Jason Rayzor to adjourn the Annual Meeting of the Members. *Passed.* The meeting was adjourned at 7:59 pm.