

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of November 12, 2019**

Board Members:	Open	President (HOA)
	Jed Johnston	Vice President (HOA)
	Jason Rayzor	Vice President (Townhomes)
	Penny Roehm	Secretary/Treasurer (Townhomes)
	Mark Kozuch	President (Townhomes); Vice President, (Condos)
	Arrow Lontine*	Board Member, (Condos)
	Lori Cartright	Board Member, (HOA)

Also Present:	Keith Lammey	Association Manager
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Absent:	Mike Tyler	Secretary/Treasurer (HOA)
	Damond Culver	President, (Condos)

*Attended by telephone.

Pre-Meeting Owners Open Forum

There were no owners open forum comments.

Board of Directors Meeting

Vice President, Jed Johnston called the meeting to order at 6:01 PM.

Quorum of the Boards

The Association Manager stated that a quorum of the three boards was present.

Approval of Minutes

A **motion** was duly made by Jason Rayzor and seconded by Penny Roehm that the August 20, 2019 Board meeting minutes be approved. **Passed.**

Association Manager's Report

Keith Lammey provided the financial reports through October 2019. A **motion** was duly made by Jason Rayzor and seconded by Penny Roehm to approve the financial reports through October 2019. **Passed.**

New Business

Review/Approve 2020 Budgets for the HOA, Townhomes and Condominium Associations

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

Following a short discussion about the draft 2020 HOA budget a **motion** was duly made by Jason Rayzor and seconded by Jed Johnston to approve the Valley View HOA budget as prepared which would continue the monthly HOA assessments at \$80 per month. **Passed.** The contribution to the reserve fund would remain at \$12,000 per year.

The draft 2020 Townhomes budget would continue the assessments at the current \$104 per month. After noting that the draft budget was nearly identical to the 2019 budget, even on the individual expense line items, a **motion** was duly made by Penny Roehm and seconded by Jason Rayzor to approve the Valley View Townhomes budget as prepared which would continue the monthly Townhomes assessments at \$104 per month. The new budget would continue the \$25,500 contribution to the reserve fund. **Passed.**

The proposed 2020 Condominium budget was reviewed. As proposed, the 2020 budget was nearly identical to the 2019 budget, thus no change was being proposed in the assessment rate or in the transfer to the reserve fund. Following a brief discussion of the budget, a **motion** was duly made by Mark Kozuch and seconded by Arrow Lontine to approve the 2020 budget as prepared. The budget would continue the \$\$6,800 contribution to the reserve fund. *Passed.*

Review/Approve Snow Plowing Contract

Although a JC Excavating, Inc. snow plowing contract was approved at the August 20, 2019 meeting, in order to continue with JC Excavating as our snow plowing contractor, it was necessary to re-write a portion of the contract; namely, add a retainer, thus a revised contract needed to be discussed.

Following an extended discussion of the limited snow plowing options that are available to the Association – at this time - a **motion** was duly made by Jason Rayzor and seconded by Mark Kozuch to approve the revised snow plowing contract with JC Excavating, Inc. for the 2019-2020 winter season. *Passed.*

Confirm Annual Meeting Date

Following a brief discussion, a **motion** was duly made by Jason Rayzor and seconded by Lori Cartwright that the Association's Annual Meeting be held on December 10, 2019 as scheduled.

Old Business

There was no old business to be discussed.

BMSA Delegate Report

Penny Roehm, the Valley View BMSA Delegate, provided a brief report of recent BMSA matters.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Penny Roehm and seconded by Lori Cartwright to adjourn the meeting at 7:03 PM. *Passed.*