

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of April 14, 2020**

Board Members:	Jed Johnston	President (HOA)
	Lori Cartwright	Vice President (HOA)
	Jason Rayzor	Vice President (Townhomes)
	Penny Roehm	Secretary/Treasurer (Townhomes)
	Mark Kozuch	President (Townhomes); President, (Condos)
	Lindsey Latham	Vice President, (Condos)
	Arrow Lontine	Board Member, (Condos)
Also Present:	Keith Lammey	Association Manager
Absent:	Mike Tyler	Secretary/Treasurer (HOA)

This was a telephone meeting.

Pre-Meeting Owners Open Forum

There were no owners open forum comments.

Board of Directors Meeting

President, Jed Johnston called the meeting to order at 6:05 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 Mark Kozuch and seconded by Lori Cartwright that the December 10, 2019 Board meeting minutes be approved. *Passed.*

Association Manager's Report

Keith Lammey provided the financial reports through February 2020. A **motion** was duly made by Lori Cartwright and seconded by Mark Kozuch to approve the financial reports through February 2020. *Passed.*

New Business

Discuss 2020 Landscape Improvements

The Association's 2020 budget includes funds for landscape improvements. Several suggestions regarding improvements to the common area landscape were made, including adding more trees, addressing the landscape areas at the intersection of Jessica Lane and Angelica Circle where the rocks roll off the slopes into the street, and perhaps adding some new feature in Valley View Park. Board Members agreed to send suggestions to the Association Manager for consideration by the board at a future meeting.

New Business-HOA

Lori Cartwright asked about the restrictions on front yard fencing. Jed Johnston explained the history of why some of the single family homes had front yard fencing and others didn't; basically that some front yard fencing was grandfathered in but that no new front yard fencing was allowed.

New Business-Townhomes and Condos

A discussion regarding the reserve fund balance in the Townhomes reserve fund vs. the Condo reserve fund lead to a discussion of the importance of knowing how much life was left in the roofs. A **motion** was duly made by Mark Kozuch and seconded by Arrow Lontine to have the roofs inspected by a building inspector, if possible, otherwise by a qualified roofer. **Passed.** The board agreed that it would be very beneficial to have photos of any roofing concerns. The Association Manager stated that he intended to obtain estimates of the cost to re-roof one on the Townhome four-plexes and the cost of re-roofing one of the condo buildings which will be helpful in determining what the reserve fund amounts need to be.

Arrow Lontine expressed concern regarding the fact that one of the three condo buildings didn't have the fire safety sprinkler systems and the other two buildings do have, and the fact that there are substantial expenses associated with maintaining these systems and that cost was shared by all eighteen condo owners although it only benefitted twelve owners. The Association Manager explained that one of the three condo buildings was built before Garfield County's codes required fire safety systems in condos and the other two condo buildings were built after the code update. Arrow expressed that he would like to see the fee structure changed for the condos to adjust for the fire safety system expenses whereby twelve owners paid all of the fire safety system expenses rather than all eighteen condo owners.

The Manager explained that in order to do that the declarations would have to be re-written or at least amended and then a majority of all eighteen condo owners would have to vote in favor of the revised declarations at a Special Meeting of the Condominium Members called specifically for that purpose. He further stated that there would be substantial legal costs associated with preparing the revised documents which would have to be paid by the Condo Association. The Manager stated that he believed that most of the twelve condo owners would vote against the changes thus the revised declarations would not be approved.

A motion was duly made by Arrow Lontine to have the declarations rewritten/revised; however the motion failed because it was not seconded.

Lindsey Latham asked if it was possible to remove some of the landscape rocks and plant flowers behind the condo building where she lived. The Manager stated that she would need to submit a landscape change request and get it approved in order to do so.

Arrow Lontine stated that his two next door tenants had asked him about interior wall cracking which they thought may be caused by a settling of the building foundation. Mark Kozuch suggested that the proper next step on this issue would be for the tenants to talk with their landlord who then would bring the matter to the Association Manager, if appropriate. Arrow explained that there was no wall cracking in his unit.

Old Business

There was no old business to be discussed.

BMSA Delegate Report

Penny Roehm, the Valley View BMSA Delegate, stated that due to COVID-19 she did not attend the last BMSA board meeting; thus she had no report.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Mark Kozuch and seconded by Lindsey Latham to adjourn the meeting at 7:43 PM. **Passed.**