

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of August 11, 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)
	Open	Board Member, (Condos)
Also Present:	Keith Lamme	Association Manager
Absent:	Mike Tyler	Secretary/Treasurer (HOA)

This was a combination in-person and telephone meeting. Lori Cartwright, Mark Kozuch and Lindsey Latham participated by telephone conference.

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 6:14 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 Jason Rayzor that the April 14, 2020 Board meeting minutes be approved. *Passed.*

Association Manager's Report

Keith Lamme provided the financial reports through June 2020. A **motion** was duly made by Penny Roehm and seconded by Mark Kozuch to approve the financial reports through June 2020. *Passed.*

New Business

Discuss Updating the HOA Signature Card

The Association Manager explained that the HOA signature card needed to be updated in order to add Lori Cartwright as a signer. A **motion** was duly made by Jed Johnston and seconded by Mark Kozuch to update the HOA bank signature card adding Lori Cartwright as a signer. *Passed.*

Discuss Open Board of Director's Position on the Condo Board

Following a short discussion regarding back filling the open board of director's position on the Condo board, Mark Kozuch and Lindsey Latham, (the two remaining Condo board members) asked the Association Manager to send a letter to all of the condominium owners inviting them to submit letters of interest for the open position.

Update on the 2020=2021 Snow Plowing

The Association Manager explained that last year's snow plow contractor had offered to continue as the snow plow contractor on the same terms as last year; however, he planned to request additional bids.

New Business-HOA

The Manager explained that the new shade sails would be installed on August 12, 2020. Penny Roehm expressed concern about a mostly dead tree in the southeast end of Valley View Park.

New Business-Townhomes and Condos

The Manager explained that Mountain Pest Company had begun treating the common area near 144 Angelica Circle and behind the two condo six-plexes next to the arroyo for voles and gophers.

New Business-Condos

The Manager explained that the Condo board had approved changing to a new service provider for the fire safety system alarm monitoring, now provided by CenturyLink and Superior, to Excel Fire Protection. As part of the change, a Telgard Cellular fire alarm communicator will be installed in each of the two condo buildings equipped with fire safety alarm systems which will eliminate the need for the two costly CenturyLink telephone lines. After recouping the startup and installation costs the Condo Association will save \$141 per month.

Lindsey Latham expressed concern about the landscape contractor's lack of proper leaf and trash pickup around her condo building and a tree that was starting to rub against the condo building.

Old Business

There was no old business to be discussed.

BMSA Delegate Report

Penny Roehm, the Valley View Delegate to the Battlement Mesa Service Association board of directors, gave a brief BMSA Delegate Report advising that:

- The new electronic message sign has been installed by the BMSA in Turkey Trail Park and will be helpful in sharing important information with the residents of Battlement Mesa.
- Battlement Mesa Company is in the process of selling nearly all or all of its property in the Battlement Mesa PUD. Additionally, several of the parcels owned by Battlement Mesa Company are expected to be annexed to the Town of Parachute on August 20, 2020.
- The BMSA is in good financial health with approximately \$600,000 in their reserve fund.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Penny Roehm and seconded by Lindsey Latham to adjourn the meeting at 7:06 PM. *Passed.*