

**VALLEY VIEW VILLAGE HOMEOWNERS ASSOCIATION  
VALLEY VIEW VILLAGE TOWNHOME ASSOCIATION  
VALLEY VIEW VILLAGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Minutes of November 24, 2020**

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

This was a combination in-person and telephone meeting. 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 6:05 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 Mike Tyler and seconded by Penny Roehm that the August 11, 2020 Board meeting minutes be approved. *Passed Unanimously.*

**Association Manager's Report**

Keith Lammey provided the financial reports through October 2020. A **motion** was duly made by Penny Roehm and seconded by Mike Tyler to approve the financial reports through October 2020. *Passed Unanimously.*

**New Business**

**Review/Approve 2020-2021 Snow Plowing Contract**

The Association Manager explained the two snow plowing bids. One bid was from the same contractor that plowed for the Association last season. The other bid was from Mountain Lawn. The primary difference in the two contracts is that one bid required a retainer while the Mountain Lawn did not. After some discussion regarding the two bids and the general dislike of having to pay a retainer, a **motion** was duly made by Mike Tyler and seconded by Mark Kozuch to contract with Mountain Lawn for the 2020-2021 snow plowing season as proposed in the bid. *Passed Unanimously.*

**Review/Approve a new Landscape Contract**

The Association Manager explained that the proposed new contract with Mountain Lawn to provide landscape maintenance services. The pricing in the proposed new three year contract, which would begin April 1, 2021, is the same as the current Mountain Lawn contract. Following a short discussion on the issue a **motion** was duly made by Mike Tyler and seconded by Lindsey Latham to approve the draft Mountain Lawn landscaping contract. *Passed Unanimously.*

### **Review/Approve 2021 Budget**

The boards reviewed the proposed 2021 budgets for the three associations. The HOA budget and the Condo budgets were nearly identical to their 2020 budgets and, if approved, would continue the assessment rate at \$80 per month for the HOA and \$134 per month for the Condo Association. The Reserve funding would continue at \$12,000 per year for the HOA and \$6,840 per year for the Condo Association. The major difference in the proposed Townhome Association budget, compared to the 2020 budget is that the cost of insurance. The increased insurance cost meant that, as proposed, the monthly assessments would increase from the current \$104 to \$108.

After a discussion on the budgets and a review of the reserve balances for the Townhomes and Condo Associations three motions were made. A **motion** was duly made by Mike Tyler and seconded by Lindsey Latham to approve the 2021 HOA budget as prepared. **Passed.** A **motion** was duly made by Mark Kozuch and seconded by Penny Roehm to approve the 2021 Townhomes budget as prepared. **Passed.** A **motion** was duly made by Lindsey Latham and seconded by Mark Kozuch to approve the 2021 Condo budget as prepared. **Passed.**

### **New Business-HOA**

There was no other new business related to the HOA.

### **New Business-Townhomes and Condos**

Mark Kozuch reported, and Penny Roehm agreed, that the parking issues on Angelica Circle and Jessica Lane have continued despite the two recent “reminder” letters regarding the parking rules. Some of the chronic violators were discussed. The Manager stated that since the “educational” approach didn’t seem to be working he would begin normal enforcement procedures.

### **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 BMSA has adopted a new resolution that will allow metal roofing in Tamarisk Village, but only in Tamarisk Village.
- The BMSA has updated its landscaping to allow more use of Xeriscaping in addition to native plants and turf grass.
- The BMSA’s annual assessments will increase by \$4.00 per year effective January 1, 2021; however the BMSA assessments in sub-associations will only increase by \$2.00 per year.

### **Adjournment**

With no further business to come before the Board, a **motion** was duly made by Penny Roehm and seconded by Mike Tyler to adjourn the meeting at 7:17 PM. **Passed Unanimously.**