Minutes

VALLI VUE ESTATES

Board of Directors Meeting
April 21st, 2026

CALL TO ORDER: This meeting was called to order at 6:16pm via zoom.

PRESENT: Keegan Bernier, Scott Rees, Peter Katsur, Tani Kron, David Ward were present. Sydney Helme was present representing Snows Management

EXCUSED: Andrew Loeffler, Kevin Weeks, Kristi McLean, Luke Kiskaddon were not present.

AGENDA: Kegan amended the agenda to include the dates the “Old business” was discussed. Keegan motioned to approve the amended agenda, and Peter seconded. All were in favor.

APPROVAL OF MINUTES:
January 20th 2026: These minutes were not available from prior management company.
The Board would like Snows to write up a memorandum that these minutes are untraceable.

March 24TH 2026: Keegan requested amendments, specifically to remove references to water systems, Valli Vue sign, and traffic calming studies that were not discussed at the March meeting. Sydney suggested adding a date to reflect when these topics were last discussed as they were previously approved on the agenda, and the group agreed to include a note stating that old business was not discussed during the March 24th meeting.

MANAGEMENT REPORT: Sydney notified the board of the current number of owners that are delinquent on dues. Snows and the Board agreed to extend the due date and send out more notices as new management changes have been made.

FINANCIALS: The board discussed amending meeting minutes and established that executive sessions should be called when sensitive topics are discussed, regardless of homeowner attendance. Sydney explained financial discrepancies including a closed "do not use" account and the $5 prepaid HOA dues account that needs correction- the board would like to see this account void.
David raised concerns about a Western Alliance account that remains open despite efforts to close it and mentioned working on a solution involving a notarized letter to gain control of the account and transfer any funds to the proper operating account.
The board discussed financial processes and account access, with Sydney explaining that most bills are paid automatically through ACH and check runs are provided monthly. David requested access to view invoices and utility bills for tracking purposes, which Sydney agreed to discuss with accounts payable.
Tani raised concerns about authorizing payments for bills without review, leading to the Board all in agreement that Heaven (accts payable) ed need to communicate directly with the board via email or phone call to explain the payment process.

COMMITTEE REPORT:

Covenant Committee: Scott touched base with the board on how his meeting with the attorney went about the rewrite /update of the covenants. The board discussed the rental minimum, being 3-30 days, that they would like to see passed through a vote with the homeowners in the near future.
Keegan volunteered to put together a packet for the voting of the amendments and will get in contact with a rules committee member. Luke asked if the BOD would let the rules committee pick the set days for the rental issue, the board will further discuss. **Discussed at the 3/24/2026 meeting**

Update: The Board discussed a draft format (done by Keegan) for presenting covenant changes to homeowners, with Keegan proposing to break down amendments by type and provide both marked-up and original versions to each homeowner. Scott and Tani approved of the accessible format, and Scott explained that a formal membership meeting would be required to make the changes official, following a process similar to community meetings for major proposals. The voting process was outlined, requiring 75% approval through a combination of in-person voting at the meeting, mail-in ballots, and door-to-door outreach if needed.

OLD BUSINESS:

Water System: *Discussed at the 11/17/2025 Meeting-on here for record- please reference those minutes for details.*

Valli Vue sign: *Last discussed at the 2/17/2026 Meeting-on here for record- please reference those minutes for details.*

Traffic Calming Studies*: Discussed at the 11/17/2025 Meeting -on here for record please reference those minutes for details.*

NEW BUSINESS:

Machinery Renewal Quote/ Hartford Steam Boiler:
The Board discussed the machinery renewal quote from Hartford Steam Boiler, with Peter agreeing to verify with State Farm whether the coverage is duplicate before making a decision on payment.

Spring Newsletter:
Scott suggests it should include information about the new management company (Snows) and updates to the fire-season preparation content. Sydney agreed to update the fire safety information for 2026 and will coordinate with the board on the newsletter's final content and format. They decided to include information about an upcoming Community Covenant meeting, though the venue is still being determined. The group also agreed to change the spring cleanup date from May 11th to May 18th, pending confirmation from Gage Tree Service, as the earlier date might be too early given current conditions.

Home Grounding:
The Board discussed grounding requirements for homes in the community, with Keegan raising concerns about conflicting advice from electricians regarding the need for additional grounding rods. Peter and David explained that while current code requires three points of grounding including copper, gas, and water pipes, many older homes like Keegan's lack proper grounding systems, which can lead to electrolytic corrosion and potential costly repairs for the HOA. The discussion revealed that previous electrolytic corrosion issues had caused

significant damage to Main Tree Drive, costing around $80,000 to fix. The group agreed that the HOA newsletter should be updated to provide more authoritative guidance on grounding requirements, including information about the community well system and NUS recommendations.

ADJOURNMENT: This meeting was adjourned at 7:48pm.

Respectfully Submitted,

Sydney Helme
Snow's Management