

VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
OCTOBER 20, 2016
DRAFT

A quorum being present the President, Allen Hansen at the hour of 7:30 p.m, called the meeting to order.

Introductions for all present was performed.

The agenda was presented and approved.

Homeowners Comments;

Homeowners wanted to thank Randall Weddle and Cal Kerr for their time on the Board. Randal served for over 20 years and Cal took on the Water Utility Committee Chairmanship and continued to make Valli Vue water the best in Anchorage.

The minutes of the December 7, 2015 Annual meeting were distributed and reviewed. Randall Weddle moved to approve the minutes as written. Cal Kerr 2nd the motion. The motion to approve the minutes as written was approved.

George Dailey moved to accept the financials. Pat Golab seconded. The financials were approved.

Committee Reports were as follows

WATER: Cal Kerr reported on the Well system for 2016. First he commented on the good quality of water provided by the water system. He reported the water utility tariff had been filed for the year and per owner costs are less than what are charged to Anchorage residents.

He also reported on the two water outages that occurred in 2016. One was caused by Chugach Electric transformer failing and the second was a surge of air that back-flowed into the system. Our contractor, Northern Utilities reviewed the backups that were in place and took steps to avoid a reoccurrence of the issues. Because the utility is regulated, water tests were necessary before restarting the system. The water quality was not affected and test just fine.

Cal also reported on the proposed tank painting project for 2016. Because the Fire Department advised the 2016 fire danger was high, the project was delayed until the spring of 2017.

ACC: Homeowners present were reminded to submit an ACC request whenever changes to the exterior of their units or surrounding topography are planned. The policy is available on the website.

ROADS/LRSA: Bill Rathke gave the report for the LRSA. He reminded owners that the Limited Road Service Area is paid for with taxes to the homeowners though the

Municipality of Anchorage and not the Valli Vue Homeowners Association. The LRSA Board meet every month prior to the Board of Directors meetings. Members of the committee are voted in by muni election processes. He reported the LRSA has not done road repairs, paving, or crack sealing the past year in order to rebuild the funding. Work on Double Tree Drive in 2017. Bill commented on the difficult process between the LRSA and the Muni to fund to have speed bumps added to roads at Valli Vue.

COMMON AREAS: It was noted that landscaping at the Association entries continued to be done voluntarily by Diana Hansen, and her efforts were greatly appreciated by those present. It was noted the Diana was re-imbursed by the Association for plants and materials only.

ELECTION OF DIRECTORS (3)

The next item of business was the election of Directors.

With no nominations from the floor George Dailey moved to elect incumbent Levi Robinson and volunteer Scott Reece to fill the vacant seat up for election this year. . Andre Neptune seconded. A vote was taken and Levi Robinson and Scott Reece were approved by a vote of the owners.

2017 BUDGET: The 2017 budget proposed by the Board of Directors was presented at this meeting for ratification. The proposed budget showed a 10% increase and would be \$553.85 for 2017. The Managing Agent stated that the projected spending for the well came in as expected. He reported the tank painting project scheduled for 2017 will cost up to \$75,000.00 and is the reason for the proposed increase. Andre Neptune moved to ratify the 2016 budget as proposed. Pat Golab seconded the motion. The 2016 budget was approved.

It was noted Allen Hansen, Andre Neptune, George Dailey, and Scott Reece will make up the Architectural Control Committee for 2017.

Being no further business to come before the membership at this time the meeting was adjourned at the hour of 8:39p.m.