



Meeting Notes

Valli Vue Board Meeting

Date/Time: 01/18/2022 Scott calls the meeting to order at 7:05 pm

Location: Zoom

Invited: Andrew Loeffler, David Ward, Ellen Ruby-Markie, Christina Jaquith, Kevin Weeks, Peter Katsur, Scott Rees, Tani Kron, Thomas Parr, Community

Attended: Tani Kron, David Ward, Ellen Ruby-Markie, Kevin Weeks, Tani Kron

Meeting Notes compiled and distributed by Dannielle Mellor, CMCA (Manager)

Spruce Beetle Tree Project

- Tall Trees will not choose trees to be removed due to liability. They have asked the Association to identify trees for removal.
- Can the Association provide a statement removing them from being liable if trees that remain infested remain on-site?
- Trees in the water tank area are the most significant priority; want to remove the risk of damage to the tank from infested or dead trees if they fall.
- Suggested Motion: Tall Trees will work on-site for three days. Work will begin at the area around the water tank. They will remove all marked trees and any that may risk the tank. Once cut down, any with current beetle activity will be chipped and removed off-site. Trees that do not present a risk will be limbed and laid in place. Trees left on site should not impede any walking paths in Tract A. Branches can be left on-site unless there is room for them to be chipped and disposed of. If chipping branches causes additional loads to be hauled, leave them in place.

Scott makes a motion to approve suggested, Kevin Seconds all approve.

Taxes – Update on 2015 to Current

- David Riley of Reliance Tax Accounting can complete the taxes for the Association. He is authorized through the IRS to meet taxes and has done so for Non-Profits and Associations for 38 years. He is not a licensed CPA.
- Is there a risk of completing the taxes if he is not a CPA? He has the appropriate designation to complete taxes for IRS.
- CPA cost is \$450 per tax return. As David does taxes but is not a CPA, his cost will be less. The manager will confirm pricing with David and return a figure to the Board.



RFP for Spring Clean Up Services

- Ray with Lawn and Landscapes provides Proposal for Clean Up Services
 - \$20,500.00 not to exceed 30 net tons. Any additional at the cost of \$81.02 per ton.
 - 50% Contract deposit required
- Mother's Day fall on May 8th, so clean up with occur May 16th. The manager will confirm dates with Lawns and Landscapes.

David makes a motion to approve the proposal, Kevin seconds, all approve.

Newsletter

- Manager presents Newsletter
- Tani will send suggestions for changes
- Manager will distribute via email with Assessment Invoices and submit to place online.

Water System

- David sent updated information from NUS about rate increases. Both base fees and labor has increased 12%
- Labor costs have not increased for several years, however in 2020, the base rate increased by around 75%
- Services provided have been great, systems have been upgraded, and there have been limited outages.
- Worth potentially seeking other bids to confirm that the rate is still consistent with the market.
- Will table discussion for now and reevaluate further in the season.

Reserve Account

- UBS can handle the Reserve Account for the Association. They already hold the other investments, so there will be continuity.
- David can close the Nu Vision account and transition the funds.
- The Northrim account is still in process.
- David will work with the Manager to transition assessment payments and excess funds to the Reserve Account.

Tani motions to close the Nu Vision account and transfer it to UBS. David seconds, all approve.

Scott makes a motion to adjourn, Ellen seconds. Meeting adjourned at 8:05 pm

**Valli Vue Property Owners Association
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Action Items:

- Dannielle will submit new information to Tall Trees and schedule work.
- Dannielle will get pricing from a tax specialist and submit information to Board.
- Dannielle will contact Lawn and Landscapes with dates for Clean-Up and secure the date.
- Dannielle will submit meeting minutes and newsletter to Susan for posting to the website.