

Valli Vue Estates Annual Meeting

October 17, 2024

911 W 8th Ave 3rd Floor / Zoom

Meeting Minutes

I. Call to Order

- a. Meeting called to order at 7:47pm
- b. Membership provides introductions

II. Determination of Quorum

- a. With 17 Proxies on file and 63 Members present, quorum is met.

III. Previous Annual Meeting Minutes

- a. Minutes are reviewed by membership

Cheryl Brooking moves to amend the minutes to add the following sentence under homeowner discussion: "Members voiced concerns about abandoned and deteriorating property and compliance with the homeowner covenants that we all agreed to comply with when we purchased our homes." Scott Rees moves to amend the meeting minutes to correct the spelling of Tani Kron under financial report. Andre moves to approve the minutes with amendments, Thomas Farrugia seconds the motion, with no objection's minutes are approved.

IV. Valli Vue LRSA Update

- a. Repairs were completed to homes as needed resulting from road services. If homeowners need assistance this winter with plowing on the main roads, they can contact LRSA.
- b. A survey was sent to homeowners regarding the ditching project. The information for the next LRSA Board Meeting is shared with owners.
- c. Peter Katsur reviews the Association hiring legal to address the ditching project and feedback from homeowners received.

V. New Business

- a. David Ward, Treasurer, reviews the financials for 2024 outlining that the Association is in good financial standing and the goal to contribute about \$47,000 to the water system repair fund. David Ward presents the budget for 2025 to the membership and answers questions as presented.

TJ Miller moves to approve the 2025 budget as presented, Andre Neptune seconds the motion, with no objections, the budget is ratified.

- b. Water Committee Report – David Water provides overview to homeowners of the water system and future repairs needed. Answers homeowners questions.
- c. Enforcement – Members discuss enforcement and homeowners provide feedback. The Board outlines the management company schedule to conduct enforcement

on a quarterly basis. The date of the drive throughs will be posted on the Association Calendar through AppFolio.

VI. Open Forum for Homeowners

- a. Homeowners provided feedback on cost savings through reduction of physical mailings, enforcement actions, and discussed forming a covenant committee to look at revising the documents to bring them current to how people currently live.
- b. Two nominations for the Board of Directors are presented. TJ Miller and Amy Mowat are added to the ballot.

VII. Election of Directors

- a. Current Board Members whose terms are ending, Kristi McLean, Andrew Loeffler, and Diane Sallee all wish to remain on the Board.
- b. Two nominations for the Board of Directors are presented. TJ Miller and Amy Mowat are added to the ballot.
- c. Following a count of ballots, certified by both management and a homeowner, Kristi McLean, Andrew Loeffler, and Diane Sallee will remain on the Board for another term.

VIII. Adjournment

Thomas Farrugia moves to adjourn the meeting, Kevin Weeks seconds the motion, and with no objection, the meeting is adjourned at 11:13pm.