



## Board of Directors Meeting

**Date/Time:** February 20, 2024, 7:00 pm

**Location:** Zoom / 911 W 8<sup>th</sup> Ave 3<sup>rd</sup> Floor Conference Room

**Attended:** David Ward, Tani Kron, Peter Katsur, Scott Rees, Drew Loeffler, Kristi McLean,  
**Homeowners:** Diane Sallee

**Absent:** Kevin Weeks

Meeting Notes compiled and distributed by Dannielle Mellor, CMCA

*The meeting was called to order at 7:07 pm.*

### **Management Report**

- Manager reviewed the Corporate Transparency Act with Board of Directors
  - Responsibility for filing as Beneficial Owners by December 31, 2024.
  - Current Bill (HR5119) to extend for one year.
  - The management company will not provide reporting services.

### **Retaining Legal for Ditching Issues**

- Board reviews options and costs related to retaining legal services to examine the information related to the ditching project.
- The legal firm Cashion Gilmore & Lindemuth will require a retainer of \$10,000.00 toward providing a legal opinion for Valli Vue Estates.

*Scott Rees makes motion to engage the services of legal with a \$10,000 retainer to investigate the issue and give the Board his findings and path forward with recommendations. Kristi McLean seconds motion. Four voted yes, two members abstained. Motion passes with a majority.*

### **Spring Clean Up**

- Gage Tree Service provided services in 2023 and the Association has positive feedback.
- The Board agrees to consider contracting services with Gage for 2024 if the pricing stays consistent with 2023. The manager will send RFP and ask for additional homeowner discount on tree services.
- The Spring Clean Up will occur the week of May 20, 2024.

### **Open Board Seat**

Peter Katsur nominates Diane Sallee to the open Board Seat for Valli Vue Estates Property Owners Association. Tani Kron seconds the nomination. All Approve.

*Diane Sallee motions to adjourn the meeting, and Kristi McLean seconds the motion. The meeting adjourned at 8:08 pm.*