

Valli Vue Estates
Association Board of Directors
Meeting Minutes APPROVED
April 7th, 2020

The following directors were present: Andrew Loeffler, Scott Rees, David Ward, Justin Selvik, Tracy Christopherson, and Peter Katsur.

The following homeowners were present: None.

The following management representation was present: Kaitlyn Jackson.

A quorum being present, the meeting was called to order at 7:43pm.

Homeowners comments:

There were no homeowners' comments at this time.

Agenda:

The agenda was distributed and reviewed.

The board wanted to add:

- Spring Clean Up
- Water Report
- Northern Utilities Service

Dave motioned to approve the agenda, Drew 2nd.

Financial Report:

The financials were distributed and reviewed. Dave motioned to approve, Drew 2nd.

- The bills for Chugach Electric do not go through strongroom, this is possible because they are on Auto Pay. Dave would like to see these bills.
- The board would also like to see a delinquency report, this will be emailed to them.

Dave motioned to approve, Drew 2nd.

Minutes:

The minutes were distributed and reviewed.

- There were two things that the board wanted to add to the meeting:
 - Taku – Engineering company
 - The board authorized NUS to proceed with partnering with Taku Engineering to perform an engineering study, not to exceed \$3,000.
 - The board approved the Administrative Resolution in March.

Tracy motioned to approve, Drew 2nd.

Association Business:

- **Water Report**
 - February
 - Authorized NUS to inspect the pressure tank, looked at March. No immediate maintenance, good the next few years.
 - Engineering Study
 - Nothing can be done until the snow melts. End of April/early May.
 - Put tank painting on back burner until they know more about cathodic protection.
- **Northern Utilities Service**
 - Hydrants
 - Three fire hydrants had to be thawed in February.
 - Fire trucks bring their own water, so a frozen hydrant does not prevent rapid response to a fire.
 - Hydrants are checked monthly (same frequency as the city) and thawed if frozen."
 - Reducing thawing cost and increasing system readiness.
 - Hydrants are checked monthly, replaced as needed.
 - Rates
 - In our last meeting we discussed that the board was notified NUS will be increasing their rates 6%, last time this had been increased was 2017.
 - Negotiate 3% raise now, 3% the following year.
 - NUS bill approximately \$1,259 per month, then proposing a 6% increase.
 - Dave will reach out to NUS and see about negotiating the rate increase.
 - Tank
 - What is the cost of a whole new tank vs the life expectancy of the current tank.
 - If they were to do nothing, how long would the tank last. (-10 Years?)
 - Cathodic Protection (25+ years?)
 - Engineering Study would help with this assessment, as it will assess damage and help determine remaining life of the tank. *Estimate*
 - What were to happen if the tank failed?
 - Drain and patch.
 - Homes would still have water if the tank were out of service, but there would be little reserve for firefighting.
- **Website-Wix**
 - The website was created on Wix to transfer that and host it on vallivue.com there is a fee.
 - When transferring the website, the fee had to be paid; Dean put this on his personal card in order to get the website active.
 - At the time of the meeting Dean believed it was \$432 for three years, however, he will gather that information and send it to the board.
 - Website Updating
 - The board would like to see the minutes posted to the website monthly.
 - Have them to the board for approval within a week, and then to the website.

- **Put something on the website to say that with the virus and emergency mandate we are no longer meeting in person, meetings are hosted online and to get access to these meetings contact AMG.**
- **Letter/Virus Consideration**
 - Homeowners are notified starting April 1st of delinquency, and the first tier of late fees are applied.
 - Then if not paid they are notified monthly and charged an additional \$25 per month.
 - We are asking homeowners to contact AMG and review their account and situation and come up with a manageable and acceptable payment plan.
 - This will then be passed on to the board for notification.
 - The board can approve/deny the waving of late fees.
 - In these situations, the board would like it to be made known to the homeowner that their dues go mostly to utilities that they benefit from.
 - Foreclosure
 - What happens in the process of foreclosure? Are the HOA dues get paid in the process?
 - Yes, in the process the amount owed will get paid by the bank and then the amount owed gets applied to the mortgage.
 - If the place is completely foreclosed on, then the bank typically takes over these payments.
- **Spring Clean Up**
 - The last few years Gage tree service has done the spring cleanup for Valli Vue.
 - Homeowners clean up their yard, put brush on the shoulder, and other things and haul them out to the street side for pick up.
 - Cost approximately \$15,000
 - Typically host it the middle of May, last two weeks.
 - Then they coordinate with LRSA to have the street swept after.
 - Homeowners can sweep out their garage/driveway into the road to have this excess gravel swept away.
 - The management company will reach out to Gage Tree Service, as well as L&L, and a few other related companies to obtain a quote and availability for the end of May.
 - **Letter to homeowners, the first week of May informing them of the spring clean up and when to have items ready.**
- **Tall Trees**
 - There were three trees left in question that Tall Trees reached out about to get board consideration.
 - One tree was a healthy tree that is behind the water tank and they believed could possibly be blown over now that the surrounding trees were cleared out and affect the tank.
 - By the position/area of the tree the board does not see this as a problem and has voted to leave that tree.
 - Two other trees where on the edge of the greenbelt and marked with green paint. When going to remove the trees Tall Trees was stopped by the homeowners and asked to leave them

- The board would like to reach out and see if we can get a address for the homeowners, so we can reach out and see the reasoning behind leaving the trees.
 - As they are not responsible for the cost.
- **Church Payments**
 - While on quarantine they are not going to be using the church. Reach out to the Reverend and notify them.
 - At this time we have used the space for January, February, and March. (\$80 a month X3 = \$240) Previously the board has decided to pay for the church space twice a year (June and December)
 - **Issue a check to the church for the three months of use. Scott motioned, Dave 2nd.**
- **ACC Request**
 - 6851- Deck remodel
 - Contact the owner and give them approval, let them know that the committee had been meaning to come by and look at the proposal but with winter and now the virus that didn't happen.

Next Meeting

- First Tuesday of May being: 5/05/2020 at 7:30 pm.

Being no further business to come before the board at this time, the meeting was adjourned at the hour of 8:56 pm. Dave motioned to adjourn, Tracy 2nd. All in Favor.