

MINUTES

VALLI VUE ESTATES

Board of Directors Meeting

Tuesday, July 21, 2026

CALL TO ORDER: Meeting called to order at 6:12

PRESENT: Scott Rees, Peter Katsur, David Ward, Keegan Bernier, Luke Kiskaddon, Erica Olson.
Representing Snows Management: Pamela Quinton.

EXCUSED: Kevin Weeks, Andrew Loeffler, Tani Kron, Kristie McLean

AGENDA: Agenda reviewed. Scott motioned to amend agenda to show Kevin Weeks is stepping down from position on board. Motion seconded by Luke. All in favor and amended Agenda approved.

APPROVAL OF MINUTES: Reviewed minutes from April 2026 Meeting (it was noted that May and June Meetings were both non-quorum mtgs). Keegan noted corrections needed on March 2026 minutes. Minutes did not reflect the previously requested removal of references re: Valley View sign and traffic calming. Keegan motioned to approve April minutes with second from Scott. All in favor. April Minutes were approved as written. Amended minutes for March 2026 meeting to be uploaded to website.

MANAGEMENT REPORT:

Valli Vue Annual Drive Through Update:

- Pam Snow and PQ did drive through. Unable to get through entire community in one trip - 50% complete. No serious issues; mostly noted a few RVs parked in driveways and minor lawn issues.
- Board agrees that RV and lawn issues will be noted and addressed at end of summer or early fall. Management to complete follow up drive through.
- Standardized attorney-drafted letters are used for violations; management will reference the specific covenant/bylaw clause in each letter and prefers a non-confrontational tone.
- Board would like to see any violation letters before mailing.
- For urgent items or issues reported, management will call homeowners to provide opportunity to remedy before formal letters are mailed.
- Management will finish the drive-through notes and share for review and will proceed with soft-notice followed by formal letters if needed.

FINANCIALS: Reviewed current financials for June 2026.

- Management distributes full monthly financial packet to Board Members.
- Vendor/Contractor payments are approved through Board prior to disbursement.
- Check register to be included with monthly financials. Auto-pay transactions (utilities & autopay vendors) are not listed on check register but are listed on bank statements. PQ will confirm check register is included with financials.

- **Discussed delinquency action & process:**

- Board confirmed accounting to send certified letters for the top five delinquent accounts.
 - Certified notices are used to trigger attorney engagement if no response received after the listed cure date.
- Processing / payment fees: HOA covers the \$15 processing fee for late letters or violation letters (board agreed it's best not to add additional fees to small balances).

COMMITTEE REPORTS:

ACC Update:

- 6211 West Tree: Removal & Septic Tank Drain Line (Approved)
- 6770 Round Tree Dr: Entry Steps & tree removal (Approved)

Covenant Committee Update:

- Covenant committee Meeting scheduled for **Aug 26th 6pm–9pm at 911 8th St.**
- Committee drafting covenant updates to modernize language (yard standards, seasonal exceptions, motorhome/boat seasonal allowances).
- Proposed amendments will be presented to homeowners with a separate date set to collect ballots/votes (formal voting will not be held at the Aug 26 info session).
- Political signage rules reiterated: covenants currently allow only limited contractor signage and otherwise aim to keep the neighborhood largely sign-free.

OLD BUSINESS:

- **2025 Water Quality Report** is available. A notice was sent June 16th notifying owners that the water report is posted on website and is available as pdf. Link provided to all homeowners.
- **Booster pump** failure investigation found a reversed phase on a three-phase motor (rewiring has been corrected); pump is now operating properly & **booster pump placement has been cancelled.**
- **Backup generator:** exterior work/plumbing for fuel completed; awaiting delivery and installation of electrical equipment (transfer switch, power filtering) - expected within a few weeks but could be a month or longer. When installed the backup generator system should be operational.
- **Replumbing / wellhouse:** aging components (some gate valves, motors) are near end-of-life; an intern produced initial replumbing plans, but the project is being staged due to bandwidth and budget considerations.
- **Insurance:** Cancellation forms received and saved with HOA Insurance records.
- **Valli Vue Sign replacement** currently in the permitting stage with Sign Co. and may take a few months (surveys, plans, photos are required). The plan is to place sign in the right-of-way (original location) to avoid private property easement complications.

NEW BUSINESS:

- **2026 Annual Meeting** planned for Oct 15, 2026, with meeting notice and details to go out to homeowners in early September.
- **Board Membership:** Kevin Weeks formally stepped down from board, effective immediately. Board voted to appoint homeowner Erica Olson to fill Kevin's seat until the annual meeting. Erica's contact info will be shared with board members. Erica was welcomed to Board.

NEWSLETTER ITEMS:

- Board confirmed there are two newsletters a year (annual meeting notice & spring cleanup).
- September newsletter will include annual meeting date, meeting options (Zoom or in-person) and distribution of the latest financial summaries.
- Board to finalize content for September Newsletter at August meeting.

NEXT MEETING: Scheduled for Tuesday, August 18, 2026 at 6:00 pm

ADJOURNMENT: With no further business to discuss, Luke motioned to adjourn with second from Scott. All in favor. Meeting Adjourned at 7:06 pm

Respectfully Submitted,

Pamela Quinton
Association Manager
Snow's Management, Inc.