

**VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
APRIL 3, 2017**

The following Directors were present,
Allen Hansen, Andre Neptune, Bill Rathke, Justin Selvick, Dave Ward, and Scott Rees

The following homeowners were present;
None at this meeting.

Edward J Canfield; Managing Agent

A quorum being present, the meeting was called to order at the hour of 7:45p.m.

HOMEOWNERS COMMENTS

There were no homeowner's comments at this meeting.

AGENDA

The agenda was presented and approved.

MINUTES

The minutes of the December 5, 2016 Board of Directors meeting were distributed and reviewed. George moved to approve the minutes. Andre 2nd the motion. The minutes were approved.

TREASURER'S REPORT

The Managing Agent reported the Association had won a judgement against a long time delinquent owner for back dues and legal expenses. It was reported this owner took the Association to trial with the judgement rejecting all of the challenges. Also there is more than the usual amount of owners who are delinquent for 2016. Notices will be sent. The Board directed the Managing Agent to provide a UBS statement for review. The Board also wanted Dave to be signatory for Alliance bank and the electronic payables web.

The financials as of 10-31-16 were reviewed at this meeting.

Total Income to Date:	\$	109,700.58
Total Expenses to Date:	\$	98,504.82
Total Assets:	\$	492,642.62
Total Uncollected Dues:	\$	64910.12

COMMITTEE REPORTS

Water-Dave Ward gave a final review of a homeowner who was using an on-demand water heater had damage due to water hardness. It was reported by Dave's research and comments from the water utility contractor, Northern Utilities, that it is a common for these water heaters to build up higher scaling with well water. The best would be for the installer of a new system to realize this possibility.

ACC-It was reported the owner at 6700 Round Tree no longer lives at the house. This owner was given a post ACC request as work had not been completed on an exterior re-model in a timely manner.

LRSA-Bill noted that the first sweeper pass on the roads was pending very soon and noted it was time to plan the spring cleanup and the final road sweep. The Board approved Monday May 21st for the cleanup with the street sweeping immediately following.

Common Areas-The annual spring cleanup is scheduled for Monday May 21, 2017

CORRESPONDENCE:

UNFINISHED BUSINESS

Tank Exterior Paint Project: Allen Hansen provided information regarding the water tank paint project. He provided an overview on indemnification language that should be included in Valli Vue contracts. He suggested using a Project Manager company as it would save money compared to the cost of having Northern Utilities manage it, check the contract language, and have independent oversight. The company he suggested was Meridian Management at a cost not to exceed \$1500.00. Andre Neptune moved to hire Meridian. David Ward seconded. The motion passed.

The Board will ask Meridian to put out a RFP to solicit bids for this project.

NEW BUSINESS

Election of Officers: This was tabled to allow a full Board to participate.

The next meeting of the Board is scheduled for May 1, 2017 at the hour of 7:30pm at the Christ Church on O'Malley road.

Being no further business to come before the Board at this time the meeting was adjourned at the hour of 9:20pm.