

**Valli Vue Estates**  
**Association Board of Directors**  
**Meeting Minutes APPROVED**  
**March 3rd, 2020**

The following directors were present: Andrew Loeffler, Tom Parr, Scott Rees, David Ward, 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 8:02pm.

**Homeowners comments:**

There were no homeowners' comments at this time.

**Agenda:**

The agenda was distributed and reviewed.

**Financial Report:**

The financials were distributed and reviewed. Dave motioned to approve, Drew 2<sup>nd</sup>.

The board had previously discussed revising the administrative resolution to increase the late fees, this will be done through email.

**Minutes:**

The minutes were distributed and reviewed. Dave motioned to approve, Drew 2<sup>nd</sup>.

**Association Business:**

- **Water Maintenance**
  - **Tank Painting**
    - Previously the tank was painted by KC and they reached out again for a bid and were estimated at \$72,000 to paint the inside.
    - They were the company to paint the tank previously, about three years ago, and that cost approximately \$60,000. Which was about a 6% increase per year.
    - They may want to request other bids.
- **Northern Utilities**
  - Bids for the Tank Painting
    - KC painting, they bid approximately \$72,000.
      - Three years ago, they bid \$61,000 for the same job.
      - Dave reached out to see if they got anymore bids.
  - Cathodic Protection

- Bottom of the tank.
  - This may be the highest priority.
  - Estimated, Talcom Engineering, \$40,000 rough estimate. \$15,000 to do the inspection.
  - There is an asphalt apron around the bottom of the tank.
  - Set it up so you can remove chemical reactions that reduce corrosion.
  - Keeps iron from corroding.
  - What is the benefit of having this done? Will having this done extend the life of the tank? Would it just be more beneficial to get a new tank?
  - Look out for invoices. Dave seen one that hasn't been in StrongRoom.
    - Charge for thawing 4 fire hydrants. \$270 a piece to thaw.
  - Northern Utilities is giving a rate increase of 6%.
- **Administrative Resolution**
  - Payable January 1<sup>st</sup>.
  - Delinquent April 1<sup>st</sup>.
  - CHANGE, \$10 late fee to a \$50 late fee and \$10 monthly fee increased to a \$25 monthly fee.
  - The one included in the packet shows the dues amount increased. For the \$50 Initial late charge, and monthly charge of \$25 monthly after that.
  - This will be reviewed by the board and given a final decision via email.
- **Tree Removal**
  - Dave and Dean had previously walked the green belt with Tall Trees and in December, and they had approximated around 100 trees.
  - The board wanted to reach out to Tall Trees and get the day rate.
  - What is the feasibility of leaving the dead trees that are not infected by beetles.
  - If the trees happen to be 10ft off the greenbelt, go ahead and remove them.
  - Beetle source trees are the 1<sup>st</sup> priority. If they are not leave them.
  - The bid for the 403 trees estimates was \$50,000-90,000 and they will be re-confirming the property line.
  - Dean brought it to the board attention that a company (L&L) could salvage the wood and this would also put a 10-15% discount on Tall Trees estimate as they are not being charged to chip and haul off.
  - **The board proposed a \$40,000 budget for Tall Trees** with some flexibility upon notification and approval of the board.
  - **Scott moved to approve \$40,000 with flexibility contingent on the board being notified, Dave 2<sup>nd</sup>.**
- **DOT LETTER**
  - Scott was able to finally get in Tucker Hurn's Secretary reached back personally.
  - How much of the sign is in the right of way? She informed him that the whole sign is in the right of way, they are moving all the utilities.
  - They informed him to remove the sign, this wouldn't have to be done until June 1<sup>st</sup>, 2020 and if the bricks happen to get left there; there is no way to tie them back to the association for them to charge the association over the bricks.
  - Relocate the sign to where the fire hydrant is, by Tom's place.
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**Next Meeting**

- First Tuesday of April being: 4/07/2020 at 7:30 pm.

Being no further business to come before the board at this time, the meeting was adjourned at the hour of 9:04 pm. Scott motioned to adjourn, Dave 2<sup>nd</sup>. All in Favor.