

VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
MARCH 7, 2016

This meeting was held at the Christ Church.

The following Directors were present:

Cal Kerr; Dave Ward; Allen Hansen; Justin Selvik Randall Weddle, Bill Rathke,  
and Levi Robinson

The following homeowners were present:

No homeowners were present at this meeting.

Managing Agent:

Edward J Canfield

A quorum being present, the meeting was called to order by the President, Allen Hansen, at the hour of 7:30p.m.

Homeowners Comments

There were no homeowner comments at this meeting.

Agenda

The agenda was presented and approved.

Minutes

The minutes of the January 4, 2016 Board of Directors meeting were distributed and reviewed. Cal Kerr moved to approve the minutes. R seconded the motion. The minutes were approved.

Treasurer's Report

The current receivable was distributed and reviewed. The Association won a small claims judgment against a delinquent homeowner. The homeowner challenged the legal fees and the judge reduced the legal fees. A new lawsuit was filed in District Court as the homeowner is still delinquent. The Board directed the Managing Agent to get a full financial status on this account to weigh to cost of legal against the owners balance.

Levi Johnson moved to transfer \$100,000 from the Northrim checking account to the new Alliance Bank account. Allen Hanson seconded. The motion unanimously was approved. Levi further moved to transfer all but \$10,000 from the remaining balance at Northrim to the UBS account. Bill Rathke seconded. This motion also passed unanimously.

Financial presented were as of 12-31-15

Total Income to Date:                   \$ 111,835.83

Total Expenses to Date:	\$ 106,044.55
Total Assets:	\$ 479,234.75
Total Uncollected Dues:	\$ 5,971.67

### Committee Reports

Water-Cal Kerr commented on a current water test done by Northern Utilities that showed the water was clear of any bacteria and water leakage levels at tested meters were much better than the acceptable level. He noted that N. Utilities continues to provide meter readings at the Huffman fire station to charge the muni for the water use.

Language in the new contract proposed by Northern Utilities continues to frustrate board members due to the unreasonable indemnification language used. The board will not sign the new contract until the language is changed.

### ACC

A request from 10650 Lone Tree for a re-construction of the home was discussed at this meeting as the homeowner was going to provide info regarding setbacks for the new construction. The Managing Agent will follow up on this.

It was noted by the Managing Agent that letters to 6700 & 6680 Round Tree to provide further information regarding projects done to their property without ACC approval had not been answered. A second letter will be generated.

### LRSA

Not much to report as very little snow has fallen, but sanding has been performed when necessary. A few culverts have been cleared recently due to warm conditions.

Common Areas-No Common Area report was reviewed at this meeting.

### Correspondence

Letters to 6700 & 6680 Round Tree homeowners regarding projects done on their property needing further ACC scrutiny were reviewed at this meeting.

### Unfinished Business

#### Northern Utilities Contract

The Managing Agent continues to work with Dave Kranich with N. Utilities on getting the appropriate indemnification language in the new contract for both the Association and his company. Board members were becoming frustrated that this contract is taking so long and will see if the contract may need to be put out for bid.

## New Business

### Officers Positions

The following officers' positions were elected at this meeting with a motion by Levi Robinson and a second by Cal Kerr; Allen Hansen-President; Randall Weddle-V. President; Levi Johnson-Treasurer; Andre Neptune-Secretary.

The next meeting of the Board is scheduled for April 4, 2016 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 8:45pm.