

**VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
AUGUST 1, 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 Andre Neptune

The following homeowners were present,  
Mark & Pam Luiten-6761 Round Tree Dr.  
Arthur Thorpe-6700 Round Tree Dr.  
Edward J Canfield-Managing Agent

A quorum being present, the meeting was called to order by the President, Allen Hansen, at the hour of 7:38p.m.

**HOMEOWNERS COMMENTS**

Mr.& Ms. Luiten came this meeting as the ACC committee asked for a post construction ACC request after it was reported they had brought in many dump truck loads of earth materials. The Luitens explained they did not realize they had provide the ACC request. They stated the Managing Agent approached Ms. Luiten on their property to inquire about the work without identifying himself and was rude to her. She also made similar statements about a homeowner who first asked her if she had gotten necessary approvals. The Managing Agent asked for a point of order and was recognized. The Managing Agent stated he has visited many homes in similar situations and always have identified himself. He also stated he acted appropriately and professionally as he never met the Luitens prior to the visit in question. At this time President Allen Hanson reviewed the emailed information and after reviewing new info from the Luitens he entertained a motion from Board members. Randall moved to approve the ACC request with the new information provided. Allen seconded. The ACC request was approved.

Mr. Thorpe if he could question Board members about a recent court case involving himself and the Association due to his delinquent account. At this time the Managing Agent advised the case was still open and the Board would need to go into executive session to get the details. The Board gave Mr. Thorpe a few minutes but would not comment nor answer any inquiries at that time.

**AGENDA**

The agenda was presented and approved.

**MINUTES**

The minutes of the May 2, 2016 Board of Directors meeting were distributed and reviewed. Cal Kerr moved to approve the minutes. Bill Rathke seconded the motion. The minutes were approved.

**TREASURER'S REPORT**

The current receivable was distributed and reviewed. The Board moved to send two accounts that were two years delinquent to collections.

Also the Managing Agent reported a homeowner declared bankruptcy and the collection attorney stated the delinquent amount was lost in the case. Randall moved to write off as bad debt in the amount of \$2263.16 for the previous owner at 6334 Red Tree Circle. Allen Hanson seconded. The motion was approved.

Financial presented were as of 6-30-16

Total Income to Date:	\$	110,039.29
Total Expenses to Date:	\$	64,836.31
Total Assets:	\$	523,923.98
Total Uncollected Dues:	\$	12,994.19

### **COMMITTEE REPORTS**

**Water-** Cal reported the contract with Northern Utilities was finalized and signed with the language recommended concerning indemnification between contractor and Valli Vue. He also provided a water report memo covering the recent water outages that occurred with the well system. He touched on the difficulty of communicating to owners as not all owners were affected by the outages. In each case the DEC required testing to ensure no contamination has occurred. There were also notices to boil water until the DEC stated the water was fine. He also reported the Anchorage Fire Department would “release” the reservoir tank to allow maintenance by Northern Utilities. Our reservoir is the only one on the hillside and the fire department did not want it offline due to the recent McHugh Creek fire. Cal finished by pointing out besides the planned painting of the exterior of the tank the system is in good condition.

**ACC-**The following ACC requests were reviewed at this meeting:

6761 Round Tree Dr. - As discussed in “Homeowners Comments” Lone Tree fence request. This request was approved and no action was necessary.

6701 Crooked Tree- A homeowner is installing a new septic and culvert on the property. The ACC would like copies of the permits for review.

**LRSA-**Bill reported the resurfacing for the last area at Double Tree is planned for 2017 to build up funds in the reserves. He also addressed the requests being received for speed bumps and reported how difficult it is to work with muni on this subject.

**Common Areas-**No report from this committee.

### **CORRESPONDENCE:**

There was no correspondence at this meeting.

### **ASSOCIATION D BUSINESS**

**Northern Utilities Contract:** As stated the contract with Northern Utilities was finalized.

**Northern Utility Proposed Water Utility Projects:** As stated in the Water Committee report, KC Corporation was chosen to paint the exterior of the 200,000 gallon water tank. Randall moved to contract with N. Utilities to project manage this project with amount not to exceed \$1800. Allen seconded. The motion passed.

The Board directed the Managing Agent to send a letter to 6680 Round Tree Dr. and state unapproved telephone poles installed must be removed prior to the October 3, 2016 meeting or daily fines would be enforced.

The next meeting of the Board is scheduled for October 3, 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 9:40pm.