

Valli Vue Estates
Association Board of Directors
Meeting Minutes DRAFT
November 10th, 2020

The following directors were present: Dave Ward, Drew Loeffler, Peter Katsur, Tracy Christopherson, Scott Rees, Tom Parr, Hanna Choi, and Kevin Weeks.

The following homeowners were present: Amy Mowat.

The following management representation was present: Kaitlyn Jackson and Dean Jackson.

A quorum being present, the meeting was called to order at 7:33pm.

Homeowners comments:

- There were no comments at this time.

Agenda:

The agenda was distributed and reviewed.

- UBS- there is an email going around between board.
- Covenants

Financial Report:

The financials were distributed and reviewed.

- Enstar- Reach out to the accountant.
- Kane, INC. payment went through. We have not received the bill from NUS regarding the leak on Main Tree.

Dave motioned to approve, Drew 2nd.

Minutes:

The minutes were distributed and reviewed.

- Herndon- correct the name.
- Under Delinquencies, first bullet; severe delinquent status.
- Motion to past tense; motioned.
- Page 4, "the association IS providing..."

Dave motioned to approve, Drew 2nd.

Association Business:

- **Covenants**
 - **Committee**
 - The board believes these actions are something that the board is already actively doing.
 - It may be more work too keep everyone informed, keep them staffed, and they may/may not be able to enforce violations.

- This would be an advisory committee unless the board was to create rules and structures.
 - Dave motioned that the board do not form a covenant committee, Kevin 2nd.
 - After discussion Dave re-motioned that the board do not form a covenant committee, Christina 2nd.
 - **Covenants Changes**
 - This requires 75% of owners within the association to change the declarations.
 - It has been suggested to do an online poll. This will also be sent by paper, potentially in the newsletter.
 - The board wants to put a survey out to see interest, because perusing this without the 75% support will cost the association because this will take legal advisement.
- **Newsletter**
 - A newsletter needs to go out informing owners if the dues increase and the special assessment that are to take place 1/2021.
 - The board would also like to include a survey to see how many owners would participate in actively wanting to amend/rewrite the Declarations, as it takes 75%.
 - RV's
 - Signs
- **Homeowners**
 - Business
 - It was brought to the management's attention from another owner that the residence was being used and remodeled to be a three-room assisted living facility.
 - When googling it, it appeared on several different websites.
 - There is an active business license, relating to this.
 - There are currently two residents, both in their 50/60's and are mentally handicapped. They are currently occupying a room each.
 - A draft letter was included in the meeting packet.
 - Scott will reach out to the owner. A letter has not been sent out, by advisement of the board.
- **Newsletters**
 - Online poll regarding the Declarations (RV's and Sign's) This will also be sent by paper, potentially in the newsletter; and if they cannot participate online, they can send their input to Alaska Management Group.
 - The 2021 Budget and Special Assessment Information.
 - The board will draft a survey.
- **Meeting Information**
 - Contact AMG for the meeting link.
 - The meetings are held the first Tuesday of every month at 7:30pm; unless otherwise rescheduled.
 - This could be included on the association website or a notice on Next Door.
- **Next Meeting**
 - First Tuesday of December being: **12/01/2020 at 7:30 pm.**

Being no further business to come before the board at this time, the meeting was adjourned at the hour of 8:44 pm. Dave motioned to approve, Drew 2nd.