

**VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
DECEMBER 4, 2017  
DRAFT**

The following Directors were present,  
Andre Neptune, Tracey Christopher, Dave Ward, Andre Neptune, 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 7:35p.m.

**HOMEOWNERS COMMENTS**

There were no homeowner's comments at this meeting.

**AGENDA**

The agenda was presented and approved.

**MINUTES**

The minutes of the October 2, 2017 Board of Directors meeting were distributed and reviewed. Andre moved to approve the minutes. Dave 2nd the motion. The minutes were approved.

**TREASURER'S REPORT**

The Managing Agent reported the current financials through the end of October 2017. Receivable Report-The Managing Agent reviewed the delinquency report and stated there continues to be more delinquent owners than this time the last few years. The Managing Agent reported unit 132 was purchased in 2017 through a tax foreclosure. The previous owner had a balance due for the 2017 annual dues. The Managing Agent advised this balance would be wiped out by the foreclosure. Andre Neptune moved to write off the balance due as bad debt. Dave Ward seconded. The motion passed.

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

Total Income to Date:	\$	131,688.69
Total Expenses to Date:	\$	144,406.38
Total Assets:	\$	482,529.86
Total Uncollected Dues:	\$	13,333.85

**COMMITTEE REPORTS**

**Water**-The 2017 Lead and copper testing report was reviewed. Board members noted the wide range for unit PPB's noted in the report. Dave will make an inquiry with Dave at Northern Utilities.

**ACC**-No ACC report was reviewed at this meeting.

**LRSA**-No LRSA report was provided at this meeting.

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

**CORRESPONDENCE:**

A letter to Unit 426 concerning a deck and fence that are a visual nuisance was reviewed.

**ASSOCIATION BUSINESS**

**10710 East Tree Waiver Request**- The Managing Agent reminded the Board of the garage waiver request from Ed Nash, Unit 120, from the Annual meeting in October. The Board directed the Managing Agent to draft a resolution for review by the Board.

**Covenants**- The Managing Agent talked about the issue concerning motorhomes and where they can park. They are supposed to park behind the front building set-back line. Some are being stored in front of the homes. The Board will be aware should the issue come before them.

**Bank Signature Forms**- These were tabled for the next meeting.

**Treehouse Removal/Common Lot Maintenance**-It was noted to check with the Spring Cleanup contractor, Gage Tree, to get a price to remove the unauthorized treehouses in the woods near the well house.

**Election of Officers**-Tabled for the next meeting so more Board members may attend.

The next meeting of the Board is scheduled for February 4, 2017.

Being no further business to come before the Board at this time the meeting was adjourned at the hour of 7:35pm.