

**Valli Vue Estates**  
**Association Board of Directors**  
**Meeting Minutes APPROVED**  
**July 7th, 2020**

The following directors were present: Dave Ward, Andre Neptune, Drew Loeffler, Peter Katsur, Scott Rees, and Hanna Choi.

The following homeowners were present: Tom Brown.

\*Tom was unable to participate in the meeting.

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

A quorum being present, the meeting was called to order at 7:38pm.

**Homeowners comments:**

There were no homeowner comments at this time.

**Agenda:**

The agenda was distributed and reviewed.

The board would like to add the Spring Clean up to the agenda.

Dave motioned to approve, Andre 2<sup>nd</sup>.

**Financial Report:**

The financials were distributed and reviewed. Andre motioned to approve, Dave 2<sup>nd</sup>. No objections. The motion passed.

**Minutes:**

The minutes were distributed and reviewed.

Add the unit of pounds to the \$400,000 approximate pounds of spring clean up debris.

Dave motioned to approve, Drew 2<sup>nd</sup>.

**Association Business:**

- **Water Report**
  - Couple of keybox repairs.
  - One they had to go down to the valve, as the actuating rod broke. 14ft below ground service. Approximately \$2,000.00. Typical with age, eventually all of these will need to be replaced.

- Control System for pumps in wellhouse would not let main well pump come on to keep tank topped off. This caused an issue where the water level dropped to 16ft or less. Next door notice was posted. There was no leak it was a control panel issue.
- If exceed a certain power level with Chugach Electric they get slapped with demand charges. They try to keep pumps running one at a time to avoid this.
- May demand charge of \$875, half of the electric cost.
- **Chugach Electric**
  - They were contacted over the front entrance light and service to this line is scheduled to be disconnected; they will be coming out to remove the actual meter box.
- **L&L Invoice**
  - \$800 of this payment to L&L was donated to the Service Cross Country Team on behalf of Valli Vue; in addition to L&L's donation.
- **Coffman Review/Water Tank**
  - Met with Ted Richie from Coffman engineering.
  - Water tanks, unless built in bog, the bottom typically do not have issues. Iron does not typically corrode rapidly.
  - Cathodic protection on the bottom, based on experience elsewhere in the city, is not money well spent.
  - From approximately the mid 70's.
  - Currently focus on painting the inside of the tank. This will last approximately 10-20 years. Outside was painted 3-4 years ago.
  - Replace the tank approximately \$300,000 dollars. Longevity/warranty.
  - Estimate past spring to paint was approximately \$73,000 dollars, went up approximately 6% per year.
- **West Tree Culvert**
  - The contract has been signed to complete.
  - The holdup was the permitting process.
  - The LRSA estimates the job will be done at the end of the month.
- **Common Area Maintenance**
  - Took 3 hours at \$65 an hour.
  - This was the first initial mow, this may vary.
  - Ensure visibility around that corner.
  - 2-week intervals.
  - The management Company will reach out to see if L&L can have the trees/branches removed before the end of summer.
- **Spring Clean Up**
  - Send out a clear RFP. Post to website. What will/will not be picked up.
  - If they want more like this year, it will cost and be reflected in the dues.
  - This could have been because of COVID-19 and the beautiful weather.

### **Next Meeting**

- First Tuesday of August being: 8/04/2020 at 7:30 pm.

Being no further business to come before the board at this time, the meeting was adjourned at the hour of 8:49pm. Dave motioned to adjourn, Drew 2<sup>nd</sup>.