



Board of Directors Meeting

Date/Time: May 16, 2023, 7:00 pm

Location: Zoom

Attended: Christina Jaquith, David Ward, Kevin Weeks, Peter Katsur, Mist Gussak, Drew Loeffler

Absent: Thomas Parr, Tani Kron, Scott Rees

Meeting Notes compiled and distributed by Dannielle Mellor, CMCA, AMS

The meeting was called to order at 7:15 pm.

Management Update

- Manager, Dannielle Mellor, and Kevin Weeks are scheduled to conduct a drive through of Valli Vue on May 17th to identify potential violations within the subdivision.
- The manager is working with David Ward to transfer the bulk of the dues received to the Valli Vue controlled account.
- There are currently six members of the Design Review Committee. The manager confirms, as typically there is an odd number of members that serve on Boards and Committees. The Design Review Committee has historically consisted of six members and there has never been an issue.

PFAS Form

- Peter Katsur completed and submitted the necessary paperwork to the legal group working on the lawsuit for PFAS.
- David Ward spoke with NUS about testing the water within the community:
 - The cost for the test is \$700 for one sample and accompanying blank. Additional samples would cost approximately \$350 each.
 - NUS shared the driller's log for the installation of the well, and there are multiple low-permeability zones overlying the aquifer which would prevent any surface contamination on the upper Hillside from reaching the water supply for Valli Vue.
- Discussion on whether testing should take place.
 - Testing is not necessary, and the cost of testing may be an unnecessary expense for the community.
 - Having the testing done would bring peace of mind and allow the community to know that Valli Vue is unaffected by PFAS.

- The Board takes an initial vote and is tied. It is determined that this will be placed in AppFolio to allow for all members of the Board to participate in the decision.

Traffic Calming Study

- The manager, Dannielle, spoke with Robbie Ribble with the Municipality about the traffic calming study and relayed the following:
 - Roads within the Valli Vue area have had studies conducted in the past and speed bumps were placed along Main Tree.
 - It is recognized that Main Tree is a thoroughfare to many other neighborhoods.
 - The studies for 2023 have not begun and areas are still being identified. Because this area has traffic calming in place, it is more likely to be placed on the list, as there is a known issue.
 - When conducting the study, there needs to be 500 vehicles passing through to receive accurate information. For this reason, cul-de-sacs are never tested, only main roadways.
 - Based on information submitted by the manager, Valli Vue has been placed on the list for a study, however a resolution from the Hillside Community Counsel will move the community up the list and ensure a study.
 - Traffic calming measures that can be put into place include speed bumps, temporary radar signs, and additional yield or stop signs.
 - Speed bumps cannot be placed on any roads that have a hill or slope to them (i.e., where Crooked Tree meets Main Tree)
 - The Hillside Community Counsel has not responded to management yet.
 - Peter Katsur asks management to provide contact information and he will also follow up.

Sanitary Survey

- The Sanitary Survey will be conducted in September.

Insurance Deductible Increase

- The insurance company has sent through information about an increase in pricing when the policy is renewed. The manager will send this information to the Board of Directors for evaluation.

Peter makes a motion to adjourn the meeting, and Drew seconds the motion.

The meeting adjourned at 8:02 pm.