

**VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
APRIL 2, 2019**

The following Directors were present,  
Tracy Christopherson, Dave Ward, Thomas Parr, Scott Rees, Andrew Loeffler

The following homeowners were present;  
Bill Rathky

Jayne Symens; Bonanza Realty

A quorum being present, the meeting was called to order at the hour of 7:29p.m.

**HOMEOWNERS COMMENTS**

There were no homeowner's comments at this meeting.

**AGENDA**

The agenda was presented and approved. Tracy moved to approve, Dave 2<sup>nd</sup> the motion.

**MINUTES**

The minutes of the February 12, 2019 Board of Directors meeting were distributed and reviewed. Thomas moved to approve the minutes. Dave 2<sup>nd</sup> the motion. The minutes were approved.

**FINANCIALS**

Jayne Symens reported the financials through the end of March 2019

**COMMITTEE REPORTS**

**Water-** Dave gave the water report- talked about NU replacing the heat for the well house. March report was routine shut off water for a home. Spoke about regulating the pressure valves and spoke about talking to Dave Krzanich from NU to have them replaced. would like to have one done this year.

A vote was called to motion by Dave Ward to give the green light on the NU Thomas moved to approve, Andrew 2<sup>nd</sup> the motion. All were in favor.

**ACC-**

Tree removal – Dave will email Jayme the requests.

**LRSA-**

Paul from LRSA will be at the next meeting to go over the culvert and signs.

**Common Areas-**

Request for landscape maintenance at the south entry of main tree dr. and west from lone tree dr. Jayme will get bids for this work to be done.

**CORRESPONDENCE:**

There was no correspondence at this meeting for review.

**ASSOCIATION BUSINESS**

Newsletter- The April newsletter was presented and approved.

\*Spring cleanup to get all excess gravel from yards and driveways wood 4ft allowed: date set for cleanup will be May 6<sup>th</sup> Tracy moved to approve, Dave 2<sup>nd</sup>, All were in favor.

\*There will be maintenance in the coming months on the well by NU.

\*The HOA is not spraying for spruce beetles in common areas.

The next meeting of the Board will be 05-07-2019

Being no further business to come before the Board at this time the meeting was adjourned at the hour of 8:35pm. Drew motion to approve, Thomas 2<sup>nd</sup>.

**VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
MAY 7, 2019**

The following Directors were present,  
Leila Portell, Dave Ward, Thomas Parr, Scott Rees, Andrew Loeffler, Andre Neptune, Justin Selvik

The following homeowners were present;  
none

Jayne Symens; Bonanza Realty

A quorum being present, the meeting was called to order at the hour of 7:39p.m.

**HOMEOWNERS COMMENTS**

There were no homeowner's comments at this meeting.

**AGENDA**

The agenda was presented and approved. Leila moved to approve, Thomas 2<sup>nd</sup> the motion.

**MINUTES**

The minutes of the 5-7-2019 Board of Directors meeting were distributed and reviewed. Dave moved to approve the minutes. Thomas 2<sup>nd</sup> the motion. The minutes were approved.

**FINANCIALS**

Jayne Symens reported the financials through the end of April 2019

**COMMITTEE REPORTS**

**Water-** Dave gave the water report- The valve restoration has started from the well system. a discussion occurred that the fire hydrant on Crooked tree drive and round tree. A conversation occurred regarding getting all three valves on completed. A discussion occurred regarding the price and the materials. It was determined to wait to see the first bill before we move forward on the other two replacements.

**ACC-**

It was asked that Jayme find out how many the min and max for members of the ACC.

**LRSA-**

Leila bought up that the paint on the street is faded and would like to have that relayed to Paul.

**Common Areas-**

Request for landscape maintenance at the south entry of main tree dr. and west from lone tree dr. Jayme will get bids for this work to be done.

**CORRESPONDENCE:**

There was no correspondence at this meeting for review.

**ASSOCIATION BUSINESS:**

- Corner of lone tree and west tree. Vacant lot. get a contractor to go out and clean it up.
- Leila Portell will give her resignation at the June meeting.
- Website - Scott- expires 2020, remove ed from the website.

Being no further business to come before the Board at this time the meeting was adjourned at the hour of 8:32pm. Leila motion to Adjorn, Thomas 2<sup>nd</sup>. All were in favor.

**VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
JUNE 4, 2019**

The following Directors were present,  
Leila Portell, Dave Ward, Thomas Parr, Scott Rees, Andrew Loeffler, Andre Neptune, Justin Selvik, Tracy Christopherson.

The following homeowners were present;  
Candice Schlafman, Mike Markie.

Jayne Symens; Bonanza Realty

A quorum being present, the meeting was called to order at the hour of 7:30p.m.

**HOMEOWNERS COMMENTS**

Mike Markie: will email Jayme address and picture of storage violation. permanent storage. distance of setback line.

**AGENDA**

The agenda was presented and approved. Leila moved to approve, Andre 2<sup>nd</sup> the motion.

**MINUTES**

The minutes of the 5-7-2019 Board of Directors meeting were distributed and reviewed. Dave moved to approve the minutes. Thomas 2<sup>nd</sup> the motion. The minutes were approved.

**FINANCIALS**

Jayne Symens reported the financials through the end of May 2019 Andrew moved to approve, Dave 2<sup>nd</sup>.The financials were approved.

**COMMITTEE REPORTS**

**Water-** A discussion regarding the NU job invoicing occurred and Dave gave an update. Dave gave the water report and explained his role on the water committee.

**ACC-**

No new request at this time for ACC to report. Then a discussion occurred regarding failure to submit ACC requests.

**LRSA-**

LRSA board gave a report on the culvert issue. Let board know that it is not an association cost and to be taken care of by other association involved and LRSA.

**Common Areas-**

- The board has requested Jayme contact Diane Hansen - see if she wants to plant flowers this year. budget of \$400 Max. If she has a great idea submit to board.
- Andre provided pictures to give to contractor to take care of the common area

**CORRESPONDENCE:**

There was no correspondence at this meeting for review.

**ASSOCIATION BUSINESS:**

- Dave brought up a truck violation near his home.
- Spring cleanup was a success.
- Moose fence around a garden, Dave or Leila will give Jayme address to send a reminder to submit ACC requests.
- Leila has turned in her formal resignation.
- A vote was set to have Candice added on to the BOD. Dave moved to motion, Tracy 2<sup>nd</sup>, all were in favor.

Being no further business to come before the Board at this time the meeting was adjourned at the hour of 8:23pm. Drew motion to Adjourn, Candice 2<sup>nd</sup>. All were in favor.

**VALLI VUE ESTATES PROPERTY OWNERS  
ASSOCIATION BOARD OF DIRECTORS  
MEETING MINUTES  
July 2<sup>nd</sup>, 2019**

The following Directors were present: Andrew Loeffler, Andre Neptune, Dave Ward, Thomas Parr, Tracy Christopherson, and Justin Selvik.

The following homeowners were present: Tom Brown, Peter Katsur.

Jayne Symens; Bonanza Realty

A quorum being present, the meeting was called to order at the hour of 7:28p.m.

**HOMEOWNERS COMMENTS**

There were no homeowner's comments at this meeting.

**AGENDA**

There were no agenda notes about this meeting.

**MINUTES**

Andre moved to approve the minutes. Drew 2nd.

**FINANCIALS**

Tracy moved to approve the financials. Andre 2nd.

**COMMITTEE REPORTS:**

**CORRESPONDENCE:**

There was no correspondence at this meeting for review.

**ASSOCIATION BUSINESS:**

- Drew nominated Peter as Director. Thomas par 2nd. All were in favor. 907-350-0406  
[peter.katsur@hotmail.com](mailto:peter.katsur@hotmail.com)
- Dave Ward spoke about the NU invoice. Dave stated it needs to be done before an emergency situation.
- There was a discussion on how to proceed with the other two valves that need to be fixed. Andre moved to motion, Drew 2nd. A vote through email will go out about the decision of getting those two valves fixed. Dave will be getting contacts and quotes so that can be voted on.
- The vote was called to have the association repair the keybox at Tracy's home. Tracy removed herself from the vote. All were in favor.
- Dave signed the check for the Web Factory, Jayme will deliver it.
- Tracy spoke about the Muni about bear safe trash cans.
- The hole on the round tree has been patched.
- The culvert is in the process.

Being no further business to come before the Board at this time the meeting was adjourned at the hour of 8:50pm. Andre motion to Adjourn, Drew 2<sup>nd</sup>. All were in favor.

**VALLI VUE ESTATES PROPERTY OWNERS  
ASSOCIATION BOARD OF DIRECTORS  
MEETING MINUTES  
August 13<sup>th</sup>, 2019**

The following Directors were present: Andrew Loeffler, Dave Ward, Thomas Parr, Scott Rees, Peter Katsur and Candice Schlafmann.

The following homeowners were present: None

The following management representation were present: Dean Jackson, Kaitlyn Jackson and Gemel Sipin.

A quorum being present, the meeting was called to order at the hour of 7:30 P.M.

**HOMEOWNERS COMMENTS**

There were no homeowner's comments at this meeting.

**AGENDA**

There were no agenda notes about this meeting.

**MINUTES**

Tom moved to approve the minutes. Drew 2<sup>nd</sup>.

**FINANCIALS**

**Receivables**: It was noted to send delinquent accounts to legal action by the next dues cycle Sept 15<sup>th</sup> for accounts not current. The BOD inquired about the late fee cost to delinquent owners, the management team will review historical late fee charges.

The board presented waiving all late fees for accounts that are current on annual dues starting on October 1<sup>st</sup>. Scott moved to approve. Drew 2<sup>nd</sup>.

**Payables**: The BOD requested information for Well House repairs noted in the financial statement. The management team to send over detailed invoice for BOD review.

Tom moved to approve the financials. Dave 2<sup>nd</sup>.

**COMMITTEE REPORTS:**

**LRSA**: Paul provided correspondence regarding the culvert fix. The Valli Vue BOD is requesting additional information regarding this repair.

**Water**: Dave got in touch with Dave (NUS) and is ready to start phase 2 of the project once the deposit payment is made. It's also noted that painting of the inside of the water tank is needing to be done by Spring 2020 or Spring 2021 at the latest but preferably by next year. Additionally, the fire hydrants may be in need of repainting NUS has provided a rough estimate of \$145.00 per hydrant (21x) which comes to \$3,045.00.

**ACC**: The owners of 10505 and 10515 Main Tree Drive are wishing to install a privacy fence in the backyards of the properties. The BOD requested additional information and the management team will obtain and forward said documentation.

**CORRESPONDENCE:**

There was no correspondence at this meeting for review.

## ASSOCIATION BUSINESS:

- **Website**- The BOD requested going out to bid for a new Association website to include a referral from BOD member Dave. The current vendor AK Web Factory is noted to be slow to respond and costly for maintenance and updates. The management team will seek additional website bids to include buildout and maintenance. Once a new vendor is chosen to build a new site, there will be multiple contacts with access to make updates as needed.
- **New Management Software**- the management team noted that the adoption of new management software is in process which will allow both BOD and homeowners access online to pay dues, submit requests and view documentation. This will be of no additional cost to the HOA and is built into the management agreement.
- **Church Stipend** – The reverend of the church inquired about donation timeframe along with donation amount. The management team will get further clarification from the reverend and relay to the BOD for action.
- **Sheds** – Tom mentioned the need to look into sheds and if there's a grandfathered process for owners. It's noted that sheds are not allowed on the property but there are numerous properties that contain separated storage units. The management team will look into previous shed allowances and provide information to the BOD.
- **Valli Vue Governing Docs**- Drew inquired if all owners are presented the same governing documents for the association including all amendments. The management team will send over the documents we have on file to the Board for review.
- **Fence, Easement, Deforest Issue** – The BOD discussed current complaints from a homeowner about a neighboring owner who has extended their driveway with deforesting areas next to the existing driveway along with numerous other complaints against the HOA's governing documents. The management team will research the background history and obtain further details. The management team will also contact the owners in violation for remedy.
- **Bank Account** – The management team noted that the current signors for the Denali Alaska bank account are outdated and will process the documentation to get the current Board as signors.
- **2<sup>nd</sup> Phase PRV**: The proposal from NUS has been approved and executed. The deposit will be processed upon updated signature card for the Denali Alaskan account.

Being no further business to come before the Board at this time the meeting was adjourned at the hour of 8:55 P.M. Drew motion to Adjourn, Tom 2<sup>nd</sup>. All were in favor.

**VALLI VUE ESTATES PROPERTY OWNERS**

**ASSOCIATION BOARD OF DIRECTORS**

**MEETING MINUTES DRAFT**

**September 3<sup>rd</sup>, 2019**

The following directors were present: Dave Ward, Andrew Loeffler, Scott Rees, Peter Katsur, Candice Schlafmann, and Tracy Christopherson.

The following homeowners were present: None

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

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

**HOMEOWNERS COMMENTS**

There were no homeowner's comments at this meeting.

**AGENDA**

The agenda was reviewed. Under "Committee Reports" it was noted that the "Well House Repairs invoice" was for PRV repairs.

**MINUTES**

The meeting minutes from the previous meeting were reviewed. Scott moved to accept, Drew 2<sup>nd</sup>.

**FINANCIALS**

It was noted that the check of approximately \$56,000 for PRV replacement was not included in this financials packet yet, as it was submitted a week prior.

The Board of Directors noted that the electric bill for the month of August wasn't showing, possibly due to it only being the 3<sup>rd</sup> and it was a holiday weekend prior.

Dave moved to accept financials, Scott 2<sup>nd</sup>.

**COMMITTEE REPORTS:**

**LRSA:** The management team reached out to Maury Robinson, where we were informed that they are currently waiting on ADF&G and Corps permits. After knowing the permit requirements, they can finalize a quote.

**ACC Requests:**

- **10505 Main Tree Fence-** Submitted a satisfactory request. Need to confirm with neighbors before giving them approval.
- **6621 Round Tree Fence-** The board would like a more detailed drawing showing the direct relationship between the fence and the property line. As well as following setback and height regulations on their fence.

- **10511 Lone Tree Dr-** A homeowner named Hannah reached out to Tracy involving a dead spruce tree and was given permission from Tracy to remove the tree.

#### **CORRESPONDENCE:**

There was no correspondence at this meeting for review.

#### **ASSOCIATION BUSINESS:**

- **Website:** At the meeting three bids for website creation and management were presented. The board was intrigued by the proposal from Suzanne Ward; however, they wanted to clarify on the base rate of \$300 per year for maintenance and what that includes, as well as an hourly rate for additional maintenance of the website.
  - They would like there to be a contact form fill out on the website that goes to an email like, [vallivue@amgalaska.com](mailto:vallivue@amgalaska.com) and is then forwarded to the manager, so they are all going to the same place and in the future can be forwarded with one email.
- **Church Payments:** The Board of Directors would like to continue to reserve the first Tuesday of the month at the Church of Christ for their meetings. At the rate of \$80 a month, whether the space is used or not. Payment for 2019 will be disbursed in one payment for the year in December. Then starting in 2020 paying twice annually in June and December. Motion to approve from Scott, Drew 2<sup>nd</sup>.
- **Common Areas/Landscaping-** Look into the previous landscaping contracts. They would like to have brush and foliage cleared by the entrance.
- **Potholes-** This year the pothole on Roundtree was filled with gravel, it seems to be holding up; however, it needs to be checked up next summer.
- **Valli Vue Governing Documents:** In printing off the governing documents for the meeting at Valli Vue on September 3<sup>rd</sup>, the amendments were not included. The management team needs to locate those and send them to the Board as well.
- **Future Newsletter:** The board would like to send out a newsletter when the website is completed letting the homeowners know that the governing documents are available there and it is their responsibility to know and abide by.
- **Newsletter/Postcard-** The board would like to send out a postcard letting homeowners know about the spruce beetles, how to take care of the trees, removal, and prevention. Also, the board is reaching out to some contractors about a rate to remove the trees for the association as well as a group rate for homeowners.
  - The first postcard will be informational and notifying them of the board's plan.
  - The second postcard will provide the homeowners with the rate and the dates available for removal.

Being no further business to come before the board at this time the meeting was adjourned at the hour of 9:07pm. Tracy moved to adjourn, Dave 2<sup>nd</sup>.



**Valli Vue Estates**  
**Association Board of Directors**  
**Meeting Minutes DRAFT**  
**October 1st, 2019**

The following directors were present: Dave Ward, Andre Neptune, Peter Katsur, Tom Parr, Tracy Christopherson, Scott Rees, Justin Selvik.

The following homeowners were present: Matthew Regan, Ida and Joe Dailey.

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

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

**Homeowners comments:**

- Ida/Joe- Tree discussion
  - They have two remaining 80ft trees they would like to have removed.
  - Fire Department- John C at the Elmore station. They have a list of tree companies that work with the fire-wise program. The trees must be 15ft or more away from your home.
  - Easement/Powerlines- some owners received a postcard about them possibly clearing the powerline trails. There were some questions as to if this would apply to Valli Vue as their lines are under ground.
  - In the second mailer that is going to be sent out about the trees we could include a link to this fire-wise program.
- Matt Reagan-Culvert 6726 Double Tree Court
  - They had talked to a few different companies about replacing their driveway and the culvert, however, they seemed to detour from the project when figuring out there was a thaw wire in the culvert.
  - There is a wooden structure in the yard that looks like it could potentially be the electrical connection. Both the homeowner and the board was not sure where the power to this was coming from.
  - Tracy found out there was a thaw wire in a culvert near them.
  - Matt's wife broke her foot after stepping on the heaved culvert and they are concerned that if left unmaintained it is a potential liability.
  - Original house built in 1972.
  - The board would like the management team to go through the documentation and see if there is anything that depicts on who is responsible for the culvert areas, as they are technically in the easement.

**Agenda:**

- An agenda for this meeting was distributed to the directors and reviewed.
- Motioned to approve from Andre, Tom 2<sup>nd</sup>. All in favor.

### Minutes:

- The minutes from 9.3.2019 were distributed.
- Tracy moved to approve the minutes, Dave 2<sup>nd</sup>.

### Financial Report:

- The board would like to have the owner delinquency report pulled, and the management team will email it over to the board members.
- Tracy motioned to approve the financials, and Dave 2<sup>nd</sup>.

### Association Business:

- Tree Removal Service
  - Dean presented the current tree removal service.
  - To get a more defined price he stated that ne needs a more current number of the homeowners that are interested in participating.
  - A neighboring association reached out to the management company because they had heard of the large tree removal project and were interested in participating.
  - Tracy is going to make a second post on Next Door letting homeowners that are interested to give us a count so that we can use if for negotiation for the discounted rate.
  - The board would like to see a scale price, for example an easy tree is typically \$, a medium difficulty tree is \$\$ and a hard to remove tree would be \$\$\$.
  - The board has asked the management company to reach out to these companies and negotiate a discounted rate.
- Sink Hole
  - The sink hole issue has been getting worse and the cone appears to be shrinking.
  - They were supposed to start digging on it on 10.1.19 if it was not raining, however, they did not appear to start. Cooley Construction.
  - The water main in the ditch to the west is not the problem.
  - They discovered that the gas line runs right underneath the sink hole.
  - Local road service has been attending to it previously by dumping gravel into the hole.
- NUS-
  - They were working on replacing two PRV's when working on one of them the pipe had come loose. However, they were able to fix the issue and sent out a boil water notice to everyone that would have been affected.
  - The results were back within 18 hours and the boil water notice was rescinded.
- Landscaping to the Common Areas
  - The management group contacted three different companies and the widespread answer was that they are wanting to wait until spring to do the work.
  - L and L was supposed to come out 10.1
  - The board would like the management team to get a bid for the work in the spring.
    - They would like an initial spring cleanup, and a monthly routine work in June, July, and August.
    - As well as beautification, adding flowers.

- This would be for the entrance by O'Malley and Main Tree as well as the common area that runs along West Tree.
- 10705 Main Tree
  - Dean personally reached out to the homeowner and the MUNI, at this point there is nothing that the HOA could really do to determine if there is multiple families living there because it falls under discrimination.
  - When it comes to the brush, they had cut on the easement the MUNI told Dean basically thank you for removing it but there was nothing they were going to do unless someone parks a car back there and leaves it for 2 or more weeks.
- Action Item Committee
  - The board presented the idea of creating an action item committee to help ensure that continuing items do not fall through the cracks.
    - For example, the culvert repair project is something that we follow up with at every meeting and right now it is still in progress, so this item will remain on the agenda until completed.
- Culverts/Ditches
  - After the discussion with the homeowner and the work they are presenting to have done to their culvert/ditch the board would like to find out who's responsibility those fall under.

#### **Next Meeting**

- First Tuesday, November 5<sup>th</sup>, 2019 at 7:30pm.
- At the meeting it was discussed on when potentially the annual meeting would be, however, the date is still undetermined.

Being no further business to come before the board at this time, the meeting was adjourned at the hour of 9:02 pm.