

Meeting Notes
Valli Vue Board Meeting

Date/Time: 12/21/2021 Scott calls the meeting to order 7:11 pm

Location: Zoom

Invited: Andrew Loeffler, David Ward, Ellen Ruby-Markie, Christina Jaquith, Kevin Weeks, Peter Katsur, Scott Rees, Tani Kron, Thomas Parr

Attended: David Ward, Peter Katsur, Ellen Ruby-Markie, Andrew Loeffler, Scott Rees, Dannielle Mellor (manager)

Meeting Notes compiled and distributed by Dannielle Mellor, CMCA (manager)

Taxes – 2014 to Current

- Contacted Dept of Revenue, state taxes last filed 2014.
- Confirmation needed for Federal tax filing 2014 to current.
- Manager recommends Hutchings & Associates CPAs to file for Association.

Ellen motions to hire Hutchings & Associates for tax filing, Drew seconds. All vote in favor.

Update on Legal

- Manager met with HOA Legal to receive information about current legal matters for Association. Topics: previous management, delinquencies.
- Board discusses looking at separation from HOA Legal due to the previous relationship with the management company in question. Moving forward, it would be ideal to work with a firm where no conflict of interest.
- Manager requested ledgers for accounts that were submitted to legal. Received ledger of balances but has further asked for detailed information (dates payment made, break down of charges). Once received, will update the ledgers.

Peter motions to seek new legal counsel for Association, Ellen seconds. All vote in favor.

Tree Project

- Three bids for spruce beetle damage. Paul's \$15,000. Tall Trees \$25 – 32,000. Gage Tree Service estimates almost \$50,000.
- Limited trees likely contain beetles currently, but dead trees still present a fire hazard.

- Two contractors would drop and limb trees further within the Tract A area.
- Leaving trees on site will be cost-effective and be more beneficial for the wooded area.
- Talk with Tall Trees and Gage Tree Service about offering spraying for the neighborhood during a limited period at a discounted rate.

Dave makes a motion to hire Tall Trees and ask that they remove trees that pose a risk of continued beetle infestation while leaving any dead trees on-site that pose no threat. Drew seconds motion. All vote in favor.

Water System

- Notice received that the water system services will increase by 12% in cost for 2022.
- This is the second increase within the last few years.
- Might be beneficial for the Association to develop an RFP to see the cost of receiving services from another Vendor.
- Dave will speak with the current Vendor to get more information about the rate increase and report at the next Board Meeting.

Association Operating Account

- Dave indicated that he had had problems with Key Bank setting up a time to get necessary signatures for Operating Account.
- Dannielle informs Board that there has been a decline in customer service with Key Bank. Broker for Ak Group Property Management currently working with Northrim Bank to transition services for all Associations. Northrim has experience with Associations and is better suited to serve their needs. Dannielle will update Board as progress is made for transition.

Association Reserve Account

- Valli Vue's Reserve Account is currently held with NuVision Credit Union. Quality of service has declined following the transition of ownership of the credit union.
- Dave suggests moving Reserves to UBS, which currently holds investment accounts for the Association. The only potential issue is the timeframe for receiving funds; the company is out of state.
- Dave will contact UBS Account Representative for more information about transitioning funds and a timeline on receiving a check if needed for capital projects. He will report back at the next Board Meeting.

Scott motions to adjourn the meeting at 8:30 pm

Action Items:

- Dannielle will contact IRS and schedule a meeting to discuss the status of federal taxes for the Association.
- Dannielle will try to reach out to Ray at Lawn and Landscapes again for spring services. Will try to locate the previous RFP. If needed, will look at developing a new RFP.
- Dannielle will contact Mike at Tall Trees to see if it is possible to offer Homeowners a discounted rate and schedule a limited time for spraying to occur.
- Dannielle will prepare a winter newsletter for Homeowners to be distributed with statements for 2022 Assessments.