

**Valli Vue Estates**  
**Association Board of Directors**  
**Meeting Minutes DRAFT**  
**October 6th, 2020**

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

The following homeowners were present: Mary Pomeroy, Amy Mowat, Mike Herndon and Louann Fieldman.

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

A quorum being present, the meeting was called to order at 7:34pm.

**Homeowners comments:**

- Herndon/Fieldman
  - This homeowner came to discuss the signs.
  - They have lived in the association for approximately 40years, they stated through the years they have seen signs throughout the association.
  - They would like to see this brought up at the annual homeowners meeting.
- Pomeroy
  - This homeowner came to share their concerns on the signs.
  - It seemed that signs are becoming divisive as a result of this election.
- Mowat
  - This homeowner came to discuss the signs, as they felt the timing wasn't the best and then after the notices there were signs that remained in the neighborhood.

The board was approached about purchasing the green children at play signs for the association. Then it was brought to the board's attention about the current signs within the association and the board must act in a way that represents the associations declarations and bylaws.

There was a problem with the letters that were sent out. The management company had created individual letters to each owner regarding the signs, before sending these letters out from the office the front staff went to input these into Caliber and in doing so another notice was generated from the software. These were put into Caliber so that we had a record for each of these units of the notice and issue. Then the Caliber notices were mailed out, these notices included information about fines; though this information is true it was not the boards intent to come off so strongly in the language.

Notices were not sent out to all owners within the association because of the financial cost, so notices were sent out to the owners in violation.

To amend these declarations, it requires a vote of 75% of the homeowner's; the board is aware that some of the documents may not be relevant to current times. However, until it is changed, they are

rules that all owners agreed to when purchasing within the association and until then it is the board fiduciary duty to follow through on these reports and request.

#### **Agenda:**

The agenda was distributed and reviewed.

- Tracy moved to approve the agenda, Drew 2<sup>nd</sup>.

#### **Financial Report:**

The financials were distributed and reviewed.

- The check for approximately \$138K to Kane, LLC for painting the inside of the tank was paid from the reserve account. This currently is not reflecting on the documents.
- There is also the estimate from NUS regarding the leak on Maintree to be approximately 35-50K, this has not been invoiced for or paid yet.

#### **Minutes:**

The minutes were distributed and reviewed.

- Dave motioned to make the following amendment to the "Sign" section:
  - Add "and to send letters of violation."
    - **Dave motioned, Drew 2<sup>nd</sup>**

#### **Association Business:**

- **Declaration/Bylaws**
  - The board is going to put out information/survey to see how many members within the association would be interested in participating in changing the Declaration it takes 75% of all the homeowners.
    - Signs
    - RV's
- **Sink Hole**
  - This is a LRSA Committee item, the management company and the board will be following up on this item.
- **Delinquencies**
  - The board discussed the possibility of stopping association provided services to accounts that are in a severe delinquent status.
  - **Dave motioned to refer the four accounts that are two years behind to an attorney. Drew 2<sup>nd</sup>, Tracy agreed.**
  - Litigation options since the association is pre-86, so typically one can be taken to small claims court and then a judgement is placed and acts as a lien.
  - A transfer of the property cannot happen until the dues are paid in full.
  - The association foots the upfront cost of the attorney, they are back charged to the owner; but until it is paid, the money is not recouped.
- **Budget 2021**

- Currently, the association is providing a private water system and a yearly spring cleanup.
- Per the association documents, the board can impose a dues increase of a maximum of 10% without a vote of the homeowners.
- The management company and the board would like to create another budget to propose to the homeowners with a larger dues increase, the management company reached out to NUS for an idea of what funding may be needed; Or even what the cost would be to have leak detection performed throughout the neighborhood to better determine what might need to be replaced so the funding can be planned for.
- There is an emergency clause that the board could put into place if needed; \$50 per lot per emergency.
- The board would like to present the current financials and show what was spent in 2020 to the homeowners, and then provide them with a solution on how to regain some of those reserve funds.
- Single point corrosion caused by stray current from improperly grounded appliances in the house. The older homes in the neighborhood are grounded to the water system. This is causing damage to the lines.
- **Dave motioned to increase the budget by ten percent (10%). Scott 2<sup>nd</sup>. All in favor, no opposition.**
- **Board of Directors**
  - Andre and Justin will be stepping down from the board of directors.
- **Nominating Committee**
  - There will be three positions open.
  - We have had four people express interest in serving on the board of directors.
    - Kevin Weeks
    - Hanna Choi
    - Dana Seagars
    - Christina Jaquith
  - Homeowners can also make nominations at the annual meeting.
  - **Andre moved to nominate the four above for the nominating committee at the annual meeting. Drew 2<sup>nd</sup>. All in favor.**
- **Assisted Living**
  - No lot is to be used except for residential purposes.
  - This was reported to the board. It was stated the house was being updated to be an assisted living facility with three rooms.
  - The board would like to create and send a letter out to this owner. The board would like to review this letter first.
- **Water-Homeowner Request**
  - The owner stated they are having pink-orange residue in their toilet and they contacted NUS. They were told to test for “zooglea”, and stated they were informed this can be treated by shocking like you would a hot tub.
  - The board has not received any other reports of homeowners experiencing this. The board is curious if this could be in the plumbing system within the home.
  - Valli Vue does have their water tested yearly, these reports are available on the association’s website.

- **DOC Analysis**
  - Does the board want to pay for DOC-Analysis before they put the storage tank back into service.
  - \$400-500 for a single test.
  - They would fill it, let it sit and not put it into service for a while.
  - When they put the tank back into service there will be chlorine in the system.
  - The tank might be back in service October 19<sup>th</sup>-20<sup>th</sup>.
- **Next Meeting**
  - First Tuesday of October being: **11/03/2020 at 7:30 pm.**

Being no further business to come before the board at this time, the meeting was adjourned at the hour of 9:38 pm.