



Board of Directors Meeting

Date/Time: April 18, 2023, 7:00 pm

Location: Zoom

Attended: Christina Jaquith, David Ward, Tani Kron, Peter Katsur, Mist Gussak, Scott Rees, Drew Loeffler

Absent: Thomas Parr, Kevin Weeks

Meeting Notes compiled and distributed by Dannielle Mellor, CMCA

The meeting was called to order at 7:04 pm.

Management Update

- Dannielle called Enstar about report that there would be work conducted this summer in the Association while the MOA is completing the O'Malley Road project. Enstar states that they will be replacing some lines, and that they will contact individual residents as needed if the replacement affects their home.
- A Community Care Form was submitted that included 20 different potential violations. Dannielle will look at these reports while conducting drive through with Kevin Weeks.
- Previous meeting minutes have been provided to update the website. March minutes will be placed in AppFolio for approval and then sent to be added.

Website Changes

- The Board and manager review changes to the website for accuracy.
 - The section addressing LRSA has been changed to roads with a link provided for more information.
 - When reviewing the website on a phone, it does not match and includes previous information. The manager, Dannielle, will contact the webmaster to investigate and repair.
 - The request forms section still reflects the old management company's name. The manager will get this updated.

Taxes 2022

- There was a total of \$350.00 in taxable income for the Association, and ten percent of that will need to be paid for taxes. This income was from selling water to the fire department.
- David has filed for a log in to pay both Federal and State taxes. State taxes must be filed online to avoid a \$25 penalty, and Federal taxes can only be paid online through EFTPS system.

- David will continue to work on taxes for prior years and update as completed.

PFAS Lawsuit

- The Association was contacted by NUS about a group lawsuit being filed relating to PFAS within private water systems. The Board was provided the information for discussion.
- According to the documentation sent, it appears that PFAS is more prominent in areas where chemicals are used like fire suppression foam and airports. There is not a high likelihood that Valli Vue is affected.
- It is reported that PFAS exists in almost all water systems, the question is how much is present, and is it at a dangerous level.
- The Board discusses the cost of having the water system tested by NUS.
 - David states that the testing would likely be at the well head, places of distribution, and a couple of homes.
 - It is understood that PFAS sits at the water table. David states that the well is 200 feet deep and brings water to the surface for use, which lessens the likelihood of contamination.
 - David will contact David with NUS about testing and cost, then report back to the Board.
- Board discusses whether applying for lawsuit would be worthwhile, as testing has not been completed. It is determined that completing the form to be placed on the list may be worth it.

Scott makes a motion to have Peter Katsur complete the paperwork and submit on behalf of the Association, and Drew seconds the motion. All approve.

Sanitary Survey

- The sanitary survey for the water system will need to be completed this year for compliance. The last survey was completed in September 2020.
- David will contact David from NUS about a potential engineering firm that can complete the study and will report back to the Board. The cost will likely be in the range of \$1,500.00.

Spring Clean Up

- A Board member reports that the 10% discount from Gage Tree Service does not include tree spraying.
- Will need to confirm in future years when working on a discount for services.
- The manager, Dannielle, will contact Gage Tree Service to confirm dates and make sure everything is still on schedule for clean up, then report back to the Board.

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

The meeting adjourned at 8:05 pm.