



Board of Directors Meeting

DRAFT

Date/Time: March 21, 2023, 7:00 pm

Location: Zoom

Attended: Christina Jaquith, David Ward, Tani Kron, Peter Katsur, Kevin Weeks, Mist Gussak

Absent: Thomas Parr, Drew Loeffler, Scott Rees

Meeting Notes compiled and distributed by Dannielle Mellor, CMCA

The meeting was called to order at 7:07 pm.

Spring Clean Up

- Gage Tree Service has been selected for the 2023 Spring Clean Up.
- The manager will send the contract to David Ward for signature and provide the list of homes to Gage for the purpose of discounts to Homeowners on secondary services.

NUS Rate Change

- The manager provides the Board with a letter from NUS indicating an increase in costs for water system management.
 - The monthly cost will increase by 12%. Services will remain the same.
 - The ultimate cost increase will be about 10% per month. This is an increase for the community of about \$1,500 over the year.
 - NUS has provided services for many years and has done a great job, they are familiar with Valli Vue's system and maintaining it. There is an expected increase in the services industry due to inflation.

David makes a motion to continue services with Northern Utility Services, and Tani seconds the motion. All approve.

Sanitary Survey

- Every five years a sanitary survey is required for the water system, this must be completed in 2023.
- The process requires a third party to evaluate the current maintenance and ensure that the company servicing the system is compliant including evaluating equipment.

- The manager shows the Board where information is available online for more detail about what the survey includes and independent contractors that provide the services.
- David will speak with NUS to see if they have a contractor that they recommend providing the service.

LRSA AND HOA Separation

- The manager met with Mike Markie of the LRSA Board for Valli Vue Estates. Homeowners do not necessarily understand that the LRSA and Association are separate entities. It is important that they understand that neither group can affect the other.
- Mike Markie provided a letter in response to the recent communication from the Board of Directors regarding the “ditching” project that has been taking place. The manager provides the letter to the Board. The letter will be provided to Homeowners.
- At the request of the LRSA and agreement of the Board of Directors, the website for Valli Vue Estates will be altered to remove information for the LRSA.
- Additionally, Mike Markie was able to confirm that any communication from the LRSA can be distributed by the Municipality, which adds an additional level of separation.

New Business

- The Board of Directors receives recent feedback forms provided by a Homeowner with concerns on specific enforcement.
- The Board of Directors discusses what the setback line is to determine location for recreational vehicle parking.
- The manager will conduct a quarterly drive-through as requested by the Board of Directors previously.
- Board member, Kevin Weeks, will attend the drive through with the manager. Once completed, a report will be provided at the next Board meeting, during an Executive session if needed.

David makes a motion to adjourn the meeting, and Tani seconds the motion.

The meeting adjourned at 7:51 pm.