

Valli Vue Estates
Association Board of Directors
Meeting Minutes DRAFT
September 7, 2021

The following directors were present: Dave Ward, Peter Katsur, Andrew Loeffler, Ellen Ruby-Markie and Christina Jaquith.

The following management representation was present: Cliff Goughnour.

A quorum being present, the meeting was called to order at 7:45pm.

Financial Report:

- The Board reviewed the current receivable report. It was noted the Board had previously waived a \$0.25 charge on account 511. This will be corrected by the managing agent.
- Current financial reports were reviewed. The Board would like to develop a budgetary plan to bring the association funds to a liquid asset holding of \$500,000.00. The managing agent will prepare a budget for the Board to review at the next Board meeting.

Association Business:

- Annual Meeting – The Board reviewed the newsletter for the annual meeting and notice. The date is set for October 21, 2021 at the hour of 7:30pm. It will be a dual hosted meeting both online via Zoom and in person at the Cabela's conference room. Additional items will be added to the newsletter by the managing agent and emailed to the Board for review and edits.
- Trees – The Board has reviewed the bid by Tall Trees and believes there is a large discrepancy in tree count. It is believed that Tall Trees is including trees outside of the association's boundaries. Kevin Weeks is working on obtaining additional bids for the Board to consider.
- Water systems – It was noted that the well system will be experiencing maintenance in the coming weeks. A pressure water regulator test will occur in the next week and will require the common area hydrants to be opened. This may cause sediment to be present in the tap water. A blast email will be issued out by management. Secondly, the tank will be opened in October to inspect the status of the paint job completed in the prior year. This will be noted in the October newsletter.
- Newsletter items – Newsletter items will include the annual notice and tree recommendations for preventative actions regarding spruce bark beetles.

Next Meeting

- First Tuesday, October 5, 2021 at 7:30pm.

Being no further business to come before the board at this time, the meeting was adjourned at the hour of 8:29 pm.