

**VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
DECEMBER 5, 2016**

The following Directors were present,
Andre Neptune, Bill Rathke, Justin Slevick, George Dailey, Dave Ward, and Scott Rees

The following homeowners were present,
Pat Golab
Edward J Canfield; Managing Agent

A quorum being present, the meeting was called to order at the hour of 6:45p.m.

HOMEOWNERS COMMENTS

Pat Golab presented a plan to the ACC committee to build a gazebo and green house at 6808 Double Tree. He also commented on businesses from home, particularly several units that are musical teaching businesses. The Board approved one teacher who requested a waiver to teach until her business license expires in May 2017 so that her students can find other means for lessons. The Managing Agent will remind this owner to keep traffic and parking to a minimal.

AGENDA

The agenda was presented and approved.

MINUTES

The minutes of the August 3, 2015 Board of Directors meeting were distributed and reviewed. George2 moved to approve the minutes. Andre 2nd the motion. The minutes were approved.

TREASURER'S REPORT

The current receivable was distributed and reviewed. One account that the Association won a small claims judgment against had the legal fees reduced as the judge stated only 10% of the legal fees could be recovered. The Board made changes to the account to reflect the deduction of legal fees. A judgement is still pending on the remaining balance of the account which continued to be delinquent.

The financials as of 10-31-16 were reviewed at this meeting.

Total Income to Date:	\$	112,369.68
Total Expenses to Date:	\$	92,348.56
Total Assets:	\$	498,662.12
Total Uncollected Dues:	\$	11,687.17

COMMITTEE REPORTS

Water-Dave Ward reported a homeowner who was using an on-demand water heater had damage due to water hardness. It was reported by Dave's research and comments from the water utility contractor, Northern Utilities, that it is a common for these water heaters to build up

higher scaling with well water. A secondary contaminant test was performed and confirmed Valli Vue water is considered hard water. Homeowners and their contractors should consult the manuals of these systems prior to install on water make up.

KC Corp has the contract to paint the main water tank. Northern Utilities is asking if Valli Vue will be chosen to project manage the painting at an agreed cost or if it will be self-managed by Valli Vue. Insurance language will also be reviewed in the contract prior to final signing.

ACC-The Board directed the Managing Agent to send a violation letter to 6700 Round Tree to finish the siding of the home that have been exposed for some time. A plan must be presented by February 1, 2017 with the work completed by May 1, 2017.

The Board directed the Managing Agent to send a letter to 6680 to remove to large poles (light pole size) that have been installed on the property also for a long period of time. This owner has received several letters concerning these poles and the deadline for providing a plan also by February 1, 2017 and removed by May 1, 2017

LRSA-No report was provided at this meeting.

Common Areas-Nothing to report on the common areas.

CORRESPONDENCE:

An email request for a waiver to teach piano lessons at 6747 Double Tree Court was reviewed. A waiver was granted to teach until the expiration of the owner's business license in May of 2017. .

UNFINISHED BUSINESS

Tank Exterior Paint Project: KC Corp has the contract to paint the main water tank. Northern Utilities is asking if Valli Vue will be chosen to project manage the painting at an agreed cost or if it will be self-managed by Valli Vue. Insurance language will also be reviewed in the contract prior to final signing. The sooner these details are finalized the better so the project can start early in the season.

NEW BUSINESS

N. Utilities 2017 Projects: Hiring an electrician to hook up power for a mobile generator for the possibility of needing it in the future.

Addressing homeowner correspondence concerning the hard water issue.

A new drive pump control system for the main well engine.

Election of Officers: This was tabled to allow a full Board to participate.

The next meeting of the Board is scheduled for February 6, 2017 at the hour of 7:30pm at the Christ Church on O'Malley road.

Being no further business to come before the Board at this time the meeting was adjourned at the hour of 8:55pm.