

**VALLI VUE ESTATES PROPERTY OWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**OCTOBER 19, 2017**  
DRAFT

A quorum being present, the meeting was called to order at the hour of 7:35 p.m.

Introductions for all present was performed.

The agenda was presented and approved.

The minutes of the October 20, 2016 Annual meeting were distributed and reviewed. Andre Neptune moved to approve the minutes as written. Andy Ming 2<sup>nd</sup> the motion. The motion to approve the minutes as written was approved.

The Managing Agent presented the current and 2016 year-end financial report.

#### HOMEOWNERS' COMMENTS

Ed Nash spoke of his house that was granted a waiver by the Board in the early 1980's due to muni easements and an electrical power pole that impacted his property. Mr. Nash stated the Board waiver would not require him to have a garage as stated in the covenants. He further informed those present the city had no record of this waiver. The Managing Agent stated he would search the records but did not think Bonanza has records dating back that far. Mr. Nash asked the new Board to consider renewing the waiver as he may sell his home in the near future.

Jewel Jones asked if lot 424, which is owned by Valli Vue could be maintained, particularly during the summer.

Cal Kerr reminded the Board of the tree houses built by neighborhood kids that are in the woods adjacent to the well house. These have been there for years and are now broken and rotted. The wood has nails showing and is hazardous. The Managing Agent will ask the spring cleanup contractor, Gage Tree, if they would provide a cost to remove all of them.

Committee Reports were as follows

WATER: Dave Ward reported on the water storage tank paint project. He stated the job went as planned and the Association hired a third party project manager to oversee contracting and performance of the contractor, KC Corporation. He also informed those present of a few other items, including a valve problem causing some owners to have a boil water notice and new controls for the well pump. Dave also talked about the Water Hardness Report that was included in the meeting packet. He stated the report talks about on-demand hot water heaters and the potential to be susceptible to "scale buildup".

ACC: Homeowners present were reminded to submit an ACC request whenever changes to the exterior of their units or surrounding topography are planned. The policy is available on the website.

ROADS/LRSA: Paul Strand gave the report for the LRSA. He reminded owners that the Limited Road Service Area is paid for with taxes to the homeowners through the Municipality of Anchorage and not the Valli Vue Homeowners Association. The LRSA Board meet every month prior to the Board of Directors meetings. Members of the committee are voted in by muni election processes. He reported the LRSA had done the preliminary work for paving several streets for 2017 but the process continued and will be rescheduled for the spring of 2018.

Jewell Jones spoke on the issue of speed bumps and the steps necessary to convince the city of several new ones around the Association. She informed owners there is no muni program for these and the city has no plans for any in the Valli Vue road system. The Managing Agent informed those present Bill Rathke, long time member of the LRSA Board would be moving out of state and would be stepping down. Those present thanked Bill for all he has done while on the LRSA Board.

COMMON AREAS: It was noted that landscaping at the Association entries were again done voluntarily by Diana Hansen, and her efforts were greatly appreciated by those present. It was noted the Diana was re-imbursed by the Association for plants and materials only.

### ELECTION OF DIRECTORS (3)

The next item of business was the election of Directors.

Three seats were up for election at this annual meeting in accordance of the Association documents. Two other seats also needed to be filled. One was due to Board member Bill Rathke stepping down as he is moving out of state. The second seat had been vacant since the last annual meeting. With no nominations from the floor Cal Kerr moved to elect incumbents Andre Neptune, Justin Selvik, and George Dailey, along with Tracey Christopherson and Leela Portell to the Board of Directors by acclamation. Andre Neptune seconded. A vote was taken, and all five owners were elected unanimously.

2017 BUDGET: The 2018 budget proposed by the Board of Directors was presented at this meeting for ratification. It was noted there was no pending increase from the contractor performing the spring cleanup. With the tank paint project and some upgrades to the pump monitoring system, no major projects were planned for the well system. The presented budget called for no change in dues for 2018. Scott Rees moved to ratify the 2018 budget as proposed. Cheryl Brooking seconded the motion. The 2018 budget was approved.

It was noted Allen Hansen, Andre Neptune, George Dailey, and Scott Reece along with volunteer Cheryl Brooking will make up the Architectural Control Committee for 2018.

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