



## Board of Directors Meeting Minutes

**Date/Time:** October 21, 2025, 7:00 pm

**Location:** Zoom

**Attended:** Tani Kron, Kristi McLean, Keegan Bernier, Peter Katsur, Luke Kiskaddon, David Ward, Scott Rees

**Absent:** Kevin Weeks, Andrew Loeffler

Meeting notes compiled and distributed by Sabra Marchand, Association Manager

*The meeting was called to order at 7:01 pm.*

### **Approval of Agenda**

*Scott Rees moves to approve the agenda as presented. David Ward seconds the motion, after discussion the agenda is approved.*

### **Approval of Minutes**

The September 16<sup>th</sup> meeting minutes were distributed in the meeting packet however they were incomplete.

*Keegan Bernier moves to table the approval of the September meeting to the October meeting. Scott Rees seconds the motion. After discussion the September minutes are tabled.*

### **Management Report**

- Manager reports that two homes in Valli Vue were sold in the month of October.
- A date for the next enforcement drive- through is being scheduled, the management team is hoping to complete this by the end of the month.

### **Committee Reports**

#### ***Covenant Committee***

- The board discussed the finalization of the covenants document, Scott added in a couple changes following the discussion at the September 16<sup>th</sup> meeting.
- Management recommends that the board review the redlined version and send it to legal before holding a town hall meeting for community input.
- Keegan identified several technical corrections, including a terminology change in Article 4 and a missing red line in Article 5, which the board agreed to address. Keegan has sent both the original draft and redlined version to the Board.

*Scott Rees moves to approve the final redline draft of the amended covenants. David Ward seconded the motion, after discussion the motion passes.*

*Scott moves to approve a budget not to exceed \$10,000 for legal counsel to review and finalize the amendment. Luke Kiskaddon seconded the motion, after discussion the motion passes.*

### **Water System Update**

- David Ward reports that NUS has hired a project manager, David will be speaking with him soon regarding the project.
- David Kranich would like to have the generator ordered by December.

### **Old Business**

#### ***Valli Vue Sign***

- Management provided a bid comparison of the sign design options to include cost for the Board to review. Based on the comparison the Board chose three design options and price points that will be presented to the membership.
- Management will include the sign options in the Annual meeting mailer for homeowners. The Board asked that management create a ballot for homeowners to vote on their preferred design option at the Annual meeting. This ballot will include the three designs as well as an option to choose no sign to determine the neighborhood consensus.

#### ***Annual Meeting Planning***

- The Annual meeting will be moved to November 13<sup>th</sup> at 6:00pm.
- All Board members that are up for reelection confirmed their intention to run for reelection of their seats.
- Management will send out notice early next week.

### **New Business**

#### **2026 Draft Budget Review**

- David Ward presented the 2026 draft budget to the Board for review. The proposed draft budget includes a 3.3% increase; the dues will be \$775 per unit per month. The Board discussed each line item as well as the breakdown and time line of reserve expenditures.
- Management will send a copy of the Board approved budget to homeowners as part of the Annual meeting packet and add it to the agenda for the meeting.

*David Ward moves to approve the draft budget with a 3.3% increase as presented. Scott Rees seconds the motion, after discussion the motion passes.*

### **Adjournment**

*Tani moves to adjourn the meeting, Scott Rees seconds the motion. After discussion the meeting is adjourned at 9:22pm.*