MINUTES
VALLI VUE ESTATES
Board of Directors Meeting
March 24th, 2026

PRESENT: Keegan Bernier, Scott Rees, Peter Katsur, Luke Kiskaddon, Tani Kron. Pam Snow and Sydney Helme were present representing Snows Management.

EXCUSED: Andrew Loeffler, David Ward, Kevin Weeks, Kristi McLean were not present.

CALL TO ORDER: This meeting was called to order at 6:22pm via zoom.

AGENDA: Peter amended the agenda to include the possibility of disbanding the hearing committee as well as adding the January 2026 Minutes. Keegan motioned to approve the amended agenda, and Peter seconded. All were in favor.

MINUTES: January minutes were not available from prior management company at the time of this meeting. February 17th 2026 minutes were approved with the amended note of where Keegan leaves the meeting. Scott motioned to approve and Tani seconded. All in favor.

MANAGEMENT REPORT: Pam notified the Board that the H&K bill was paid.

FINANCIALS: The financials were reviewed. Pam also briefly went over the process on how Snows does the savings accounts. She notified the Board that David Ward would like to use HSB as the main account and he will handle the transfer of funds for bills to be paid out of the NorthRim Account.

COMMITTEE REPORTS:
Covenant Committee: Scott touched base with the board on how his meeting with the attorney went about the rewrite /update of the covenants. The board discussed the rental minimum, being 3-30 days, that they would like to see passed through a vote with the homeowners in the near future.

Keegan volunteered to put together a packet for the voting of the amendments and will get in contact with a rules committee member. Luke asked if the BOD would let the rules committee pick the set days for the rental issue, the board will further discuss.

OLD BUSINESS: (There was no discussion under Old Business at this meeting)

NEW BUSINESS:

Management Transition: Keegan wanted to follow up on some notes from the last board meeting about the gas and electricity payments and requested verification that they are set up on auto payment now. Pam confirmed this and that the accounts are current.

Management Transition cont…
Keegan requested a list of all the bills/utilities the HOA pays for to make sure we are not missing any payments to avoid late fees as well as Snows trying to get in touch with Sabra Again for the January 2026 BOD meeting minutes.

(Tani Left the Meeting 7:00pm)

Disbanding Hearing Committee: Peter inquired if this could be disbanded. Pam let him know that if its in the covenants this must stay.

(7:09pm Luke left the meeting)

Executive session: The executive session started at 7:10pm

NEXT MEETING: April 21st 6pm.

ADJOURNMENT: This meeting was adjourned at 7:16pm.