

**Valli Vue Estates**  
**Association Board of Directors**  
**Meeting Minutes DRAFT**  
**January 5th, 2021**

The following directors were present: Dave Ward, Peter Katsur, Tracy Christopherson, Scott Rees, Tom Parr, Kevin Weeks, and Drew Loeffler.

The following homeowners were present: none.

The following management representation was present: Kaitlyn Jackson, Dean Jackson and Christopher Hoke.

A quorum being present, the meeting was called to order at 7:33pm.

**Homeowners comments:**

- There were no comments at this time.

**Agenda:**

The agenda was distributed and reviewed.

**Financial Report:**

The financials were distributed and reviewed.

- The invoice for NUS is still standing, the board is working to update the signatures on the reserve account.
- The management fee for January 2021 was processed on December 30<sup>th</sup>, 2020.
- There is a large payment to Chugach Electric for \$1,428.03 on December 17<sup>th</sup>; the board would like to see this invoice.

Dave motioned, Tom 2<sup>nd</sup>.

**Minutes:**

The minutes were distributed and reviewed.

- Add "account number:" before the actual numbers.
- Add, Dean will be reaching out to an attorney in regard to the business activity and the options the association may have.

Dave motioned, Drew 2<sup>nd</sup>.

**Association Business:**

- **Spring Clean-up RFP**

- At this meeting it was discussed on ways the board can inform the owners of the regulations for the spring clean-up.
  - Ideas such as:
    - Volume & Weight Limit
    - Size Limits
    - Assess Individual Owners for Overages.
  - They would like to see variable pricing in the bids, for things such as extra weight or size.
- The management company provided the board with the prior years spring RFP; they are going to review this and edit it between themselves.
- The management company will reach out to the LRSA in regard to who is the contractor for the street sweeping, and what are their limitations for clean-up.
- The board would like to send this out in advance of the spring clean up to give homeowners clear notification about what is included in the spring cleanup. The board will be revising the RFP.
- **Business**
  - Attorney Christopher Hoke with Hoke Law joined the board meeting to discuss the current business situations with the board.
  - This specific business that is of current concern is the assisted living business which is housing two gentlemen for the last 10+ years. A board member was informed that they do not drive, and she has no intention of expanding her home to host for more people.
    - There is a different definition between an assisted living home vs a commercial assisted living home.
      - These are considered a residential care facility.
        - What is the difference between caring for an elderly family member, or handicapper relative?
        - This could depend on how the business is being paid.
        - Because of its smaller size the state of Alaska could consider it a residential facility.
      - There may be some issues that arrive if asking them to cease running their business:
        - These types of homes typically house people with physical and mental disabilities or are elderly; in which you could run into some state or federal issues of discrimination.
        - Classed as a residential facility.
        - To enforce the covenants they also need to be considered constitutional.
        - This is potentially not the legal definition of a business that is in violation; compared to a store front or storage lot.
  - If they would like to further investigate the possibility of changing or enforcing the declaration and Bylaws; they should further ask the following questions:
    - What is the purpose behind not allowing business activity within the association?
    - Could this be related to increased traffic?
    - Are they zoned as purely residential?

- As they are surveying to see what interest lies in rewriting the bylaws, is this something that should be considered?
  - The management company will draft up a response to the complainant; in which the board will review and approve before sending.
- **Covenants Survey Results**
  - The results were presented to the board; there was not a majority vote in favor of changing the bylaws.
  - Out of the total number of homeowners, there was not a majority that participated in the poll (41 responded).
- **Future Complaints**
  - There are times that homeowners have asked their identity be left out of a complaint when reaching out.
    - Some board members felt that not knowing the whole situation this may impact their ability to make the best-informed decision.
  - The board discussed the possibility of creating a complaint form on the association's website, which would include requested information of: Name, address, and the complaint.
    - This is something that the board will draft up.
- **Next Meeting**
  - First Tuesday of December being: **2/02/2020 at 7:30 pm.**

Being no further business to come before the board at this time, the meeting was adjourned at the hour of 9:12pm.