

**Valli Vue Estates**  
**Association Board of Directors**  
**Meeting Minutes DRAFT**  
**December 1st, 2020**

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

The following homeowners were present: none.

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

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

**Minutes:**

The minutes were distributed and reviewed. Tracy motioned, Dave 2<sup>nd</sup>.

**Association Business:**

- **Fee Removal Requests**
  - account number 1035015101- Scott motioned to waive all late fees on the account, Tom 2<sup>nd</sup>. A majority voted in favor; the motion passed.
    - The board would like a letter to send out to the homeowners making them aware of the decision, as well as of schedule outlined in the Administrative Resolution, and the 2021 budget.
  - account number 1035016011-Scott motioned to waive all the late fees on the account and to resend the Administrative Resolution and other pertaining documents. Christina 2<sup>nd</sup>. A majority voted in favor; the motion passed.
- **Newsletter**
  - The newsletter will include the 2021 budget information.
- **Covenants Survey**
  - This will be available on the website soon.
  - There will be a deadline of December 31<sup>st</sup>, 2020 to complete the survey. The survey is a way to evaluate interest, in a way that does not cost the association.
  - Changing the associations declaration takes a specific majority of the homeowners, as well as the legal documents to be revised by an attorney; this will come with a cost. At this time this is not something that has been budgeted for or that the association has excess funds for. This would mean that a special assessment may be required if the association bylaws are to be revised.

- **Assisted Living**
  - Scott reported to the board that he had gone online, found the listings and called one of them acting like he was trying to find a place close to him for his father. He stated that he was informed that this agency did not have contact information for the address in question, and at first were unable to find the facility in their system. He was informed that they list all people with this particular license on their website.
  - The two people that are living in her home have been there 14-16 years approximately. They do not drive.
  - The owners of the home did replace the deck this year and stated to Scott that they do not plan to extend.
  - The license is set to expire soon, but they have stated that they do plan on renewing this license in 2021.
  - Dean will be reaching out to an attorney in regard to the business activity and the options the association may have.
- **Businesses**
  - These restrictions can be found under Land Use and Automobile, about the use of a property and the regulations on business type material.
- **Next Meeting**
  - First Tuesday of December being: **1/05/2020 at 7:30 pm.**

Being no further business to come before the board at this time, the meeting was adjourned at the hour of 8:53pm.