

Valli Vue HOA Special Board Meeting
October 26, 2021

- I. Attendees via Zoom-
 - a. Ellen, Christina, Kevin, Scott, Andrew, Peter, David, Tani, & Tom
 - b. Scott motioned to begin. Call to order at 7:36 PM.
- II. Purpose
 - a. To determine/discuss who will be our next management company
 - b. Determine if we received a copy of the letter sent to 10325 Main Tree Dr regarding the trailer parked in her driveway.
 - i. We have not.
 - ii. Andrew will compose a new email to send to request the letter.
- III. Background
 - a. Letter of instruction needs to be sent out. It was signed by Scott and Dave this morning. The letter will be presented to Alliance and once enough letters from HOAs are presented, AMG's bank accounts will be frozen.
 - b. This information has been presented by Chris and Dean and we are not being charged for their work.
 - c. Funds will be frozen possibly early next week, but as soon as we get a new management company the funds will be released. In the meantime Alliance will be able to cut checks for us.
 - d. Chris is in Las Vegas now to deliver the letters to Alliance.
 - e. AMG manages approximately 25 HOAs. So far it sounds like Chris and Dean have talked to about 10-15.
 - f. AMG is aware that there is an issue.
 - g. Dean and Chris still have access to AMG's accounting information.
 - h. Dean has a copy of all our files (which is what Kristen has indicated).
 - i. We would like to move on this quickly in order to start the 30 day clock to leave AMG.
- IV. Questions
 - a. Ellen wants to know what Alliance has to do with HOAs?
 - i. Dave says they are the source in which AMG is able to get checks sent out that aren't signed by us. They specialize in HOAs.
 - b. Tom would like to know if Chris will be able to access our funds in Vegas.
 - i. Dave- No, Chris will have no access.
 - c. Scott- do we have enough data to be able to switch companies? Kristen said that we do.
 - d. Tom-Is there an out (exit) clause in any of the contracts?
 - i. Peter isn't sure.
 - ii. Tani is with Tom. We should determine what our termination clause is. She is not able to determine that by the proposal and would favor protection on our side.
 - iii. Scott- this is something we can write into a contract for our protection.
 - e. Tani- Can we write an actionable letter that would allow us to legally have access to our AMG data and contract when we release from them?
 - f. Ellen- Do we have insurance for board members?
 - i. Dave-yes we do.

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- V. Future
 - a. Discussed possibility of different banks. We will most likely go with whomever the management company uses.
 - b. Alliance should start sending statements out to Dave and he changed the address for our Denali account.
 - c. We have 30 days to be released from AMG.
 - d. Peter proposed a Zoom meeting with Danielle to go over any questions we have. This may be able to happen tomorrow.
 - e. Concern with a new management company right at the Holidays and with dues owed in January. We will have until March for everyone to pay. We will need to talk to Danielle about this.
- VI. Possible HOA Management
 - a. PacRim did not seem interested and are really expensive. They did not talk long.
 - b. AK Group with Danielle- Peter emailed Kempton Hills and asked about them. They liked her so much as their assistant that they fired their management company and hired her. He gets specifics with all his questions. Danielle has a persistent and proactive personality. Asked about spruce trees and spring clean up and she was on it and suggesting several ideas. She knew specific legal firms and she knew of several. Her personality and track record make Peter chose her over the other choices. She wants the account and it shows. Inclusive on fees. Super easy to talk to.
 - i. \$500 per month and \$1450 per month.
 - ii. Per Dave- Danielle's proposal was in depth and relative to our HOA.
 - iii. Reference from Kempton Hills Heather Jacobson- We've had zero complaints, all we have is rave reviews. High level of professionalism. She is hands down the best. (shortened text)
 - c. Ryan with Association Management of Ak- Great to talk to. She was really hungry for our business and very nice. Familiar with real estate, but not necessarily with HOA management. Doesn't have the experience with working with vendors. It is the same price as AK Group.
 - i. Per Dave- This proposal was more of a blanket proposal.
 - ii. Tani likes that there is a Capital replacement planning proposal because it could help with things like the water tower and piping to our homes. We could be facing serious replacement costs.
- VII. Votes for intent to ask for AK Group's contract proposal. (formally motioned by Scott with Drew as second)
 - a. Yay- All
 - b. Opposed- None
- VIII. Misc
 - a. Water tank is in good shape. We did some tests to measure the thickness of the tank floor. Whatever HOA management company that we choose need to know that we need to have a disaster plan for our water system. There should be strategy to prepare. We can partially accomplish this by being financially

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prepared by building reserves through increasing HOA dues and special assessments.

- b. We still don't have our AMG contract.
- IX. Closing
- a. Peter will send an email to Danielle requesting she send us all a contract and zoom invite for a q & a meeting. Scott has asked that we specifically ask about termination clauses
 - b. Tani motions to adjourn, Ellen seconds.
 - c. Meeting Adjourned at 8:33 pm