



## **Board of Directors Meeting**

**Date/Time:** November 19, 2024, 7:00 pm

**Location:** via Zoom

**Attended:** David Ward, Peter Katsur, Kevin Weeks, Kristi McLean, Diane Sallee, Scott Rees, Tani Kron

**Homeowners:** Steve Smith

**Absent:** Drew Loeffler, Keegan Bernier

Meeting Notes compiled and distributed by Dannielle Mellor, CMCA, AMS

*The meeting is called to order at 7:03 pm.*

### **Approval of Minutes**

- October minutes presented

*Kristi McLean moves to approve the minutes, Scott Rees seconds the motion. Following discussion, the minutes are approved unanimously.*

### **Approval of Agenda**

- Items added to agenda include: Homeowner Forum, Water System Update, and LRSA Annexing Rockhill.

### **OLD BUSINESS**

#### **Valli Vue Ditching Update**

- The legal department for the Municipality of Anchorage has provided information to the Homeowner's Association that the LRSA Board is responsible for making decisions to repair the roads within the community.
- Options available to Valli Vue Estates would be to have Valli Vue Estates contact the LRSA or have the lawyer do so.

*Peter Katsur moves to draft a brief letter to the LRSA with the concerns, specifically those that were addressed by legal with the Municipality of Anchorage, and conclude the letter with the information provided by the legal department for the Municipality. David Ward seconds the motion, following discussion, the motion is approved unanimously.*

### **Paving Project Update**

- Manager has contacted two additional contractors, but has not yet heard back. The project will need to wait until spring. The Board reviewed the existing bid and the scope of work.

### **Homeowner Forum**

- No homeowner feedback.

### **CC&R Committee**

- Manager provides applications to the Board of Directors.
- With seven homeowners volunteering and a goal of eight, all volunteers are chosen.
- The Board of Directors discusses who will serve as Chair. Scott Rees volunteers for the position.
- Tani Kron will provide the Board of Directors with a basic framework for the CC&R Committee.

*Tani Kron moves that the HOA provides a framework for the Committee to include structure and reporting. Scott Rees seconds the motion, and following discussion, the motion is approved unanimously.*

### **Water System Update**

- Completed grant paperwork for \$75,000 to provide a generator in the event of a power outage.
- NUS reports that the cost of generator would likely be closer to \$100,000.00.
- Association received the Ursa Major Award for water quality.

### **LRSA annexing Rockhill**

- LRSA has been provided the opportunity to serve Rockhill as well.
- Currently both communities use the same contractor.
- The LRSA will be discussing the annexation in their next meeting if any homeowners are interested in providing feedback.
- What is the liability to the LRSA Board to provide services.

### **Administrative Resolution**

- Manager will send revisions to the Board of Directors and then place it in AppFolio for voting.
- Notice will be sent to homeowners along with information about upcoming drive through.

*Peter Katsur moves to place the Administrative Resolution Three into AppFolio for voting and when the information is sent to homeowners to include a letter from the Board of Directors that explains the obligation of enforcement and the forming of the CC&R Committee. Scott Rees seconds the motion, following discussion, the motion passes unanimously.*

*Scott Rees moves to adjourn the meeting. Peter Katsure seconds the motion, and the meeting adjourned at 8:06pm.*