



Meeting Notes Board of Directors

Date/Time: September 19, 2022, 7:00 pm

Location: Via Zoom

Board: Peter Katsur, David Ward, Scott Rees, Tani Kron, Christina Jaquith, Ellen Ruby-Markie
Absent, Andrew Loeffler, Thomas Parr, Kevin Weeks

Homeowner: Joshua and Mist D' Gussack, Jeremiah Johnson, Oliver Korshin, Mike Markie,
Kristi McLean, Diane Sallee, Dana Seagers, Beth Summers, Rebecca Anderson

Meeting Notes compiled and distributed by Dannielle Mellor, CMCA (Association Manager)

Called to Order: 7:09 pm

New Management Company

- The Association Manager for Valli Vue is moving to a new management company, Association Management of Alaska. Valli Vue contracts with Dannielle as an individual, so the community will transition with her.

LRSA – Summer Road Project

Mike Markie attended the Board Meeting to hear feedback from Homeowners, answer questions, and discuss the next steps for the road project occurring in Valli Vue.

- Over the last several weeks, excess rain has caused the topsoil to wash down from the ditches, which has presented problems and delayed road work completion.
- The plan for next year will include building up shoulders, raking the rocks out of the ditches, and redistributing topsoil to prepare for another round of hydroseeding.
- An estimated 10,000 yards of dirt, gravel, and sand were removed from the ditches. This process will not be needed for another 10-15 years.

Homeowner Questions/Feedback:

- (Show MOA Road Design) According to Municipal Road planning, a minimum shoulder should be 2-4 ft on residential streets; in some places, it looks like they have been removed altogether.
 - The neighborhood of Valli Vue was built before many of the current standards.
 - They will be working to rebuild the shoulders next summer, which will be done as close as possible to the MOA standards.
 - By having the ditches, snow can move into the open space when clearing. Previously when a melt would happen, the snow would run down the center of the road. When the snow melts now, it will move into the ditches.

- There is a safety concern on Crooked Tree in the winter. With the curves along the road, and no shoulder, there is a higher likelihood of an accident.
 - Crooked Tree has always been problematic. Homeowners must remember to slow down when driving through the neighborhood. If gravel is needed, you can call Mike Markie, which can be delivered and spread within 45 minutes.
- When working through digging the ditches, it appears that many trees within the community had roots dug up and exposed, and culverts were displaced. What should owners do if they have tree damage or floating culverts? There was a lack of communication about the work being conducted.
 - An arborist visited the neighborhood and determined that the roots exposed during the road work are “structural” and should have no impact on the tree's life.
 - There should be no issues with culverts. If Homeowners have problems with their culverts or are worried about their trees, pictures should be taken to document their condition. Having a record allows for repair or replacement if needed.
 - When communicating next year’s plan for completion, there will be more detail, and the information can be sent in multiple ways to Homeowners (i.e., newsletter, email, website, mail).
- Concerns with the contractor's conduct include speeding through the neighborhood, sweeping in dry conditions, working outside municipal requirements, and is an SWPPP plan in place?
 - Mike Markie will get information from the contractor and Municipality and provide it to Homeowners.
 - Mike Walters with MOA states that the law is being followed.
- Was an engineer consulted on the project before it started?
 - Mike Walters is the head of the right-of-way enforcement, has been on-site several times, and has had no problems with the project. Mike Markie will reach out to the Municipality to see if an engineer can be brought to evaluate.
- There needs to be a conversation before the start of the project to allow Homeowners to understand, ask questions, and provide feedback.
 - This is phase one of two phases. Better communication will occur moving forward.
 - They will try and move material toward the roadway to prevent further breaking before winter.
- The HOA or LRSA should be posting signage or reflectors to indicate the changes in the roadway for the safety of the children and residents.
 - Unsure what the MOA signage rules are; the HOA will likely have to pay. We will need to check with the Municipality to see what is available and allowed.
 - Children, elderly, and active Homeowner's safety is essential.

- Within the next month, LRSA will provide a letter to Homeowners to explain winter snow removal, the road project, and next year's spring clean-up. It will recommend that Homeowners leave the ditches alone and allow for project completion.
- A homeowner suggests that the Board of Directors reach out to Municipality to address concerns within the neighborhood and encourage them to conduct a site visit with an engineer to evaluate the project and implement a plan for the safety of residents.
- David Ward agrees to draft a letter to Municipality and receive Board input before submitting it to the Municipality.
- Association Manager will compile and send meeting minutes to the Board for approval, allowing the information to be placed on the website promptly.

Scott motions to adjourn the meeting, Dave seconds, and the meeting adjourns at 9:17 pm.