



## Board of Directors Meeting

**Date/Time:** September 17, 2024, 7:00 pm

**Location:** via Zoom

**Attended:** David Ward, Peter Katsur, Drew Loeffler, Kristi McLean, Diane Sallee, Keegan Bernier, Tani Kron, Scott Rees

**Homeowners:** Amy Mowat

**Absent:** Kevin Weeks

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

*The meeting is called to order at 7:04 pm.*

### August 2024 Meeting Minutes

- Peter Katsur moves to accept August 2024 Meeting Minutes. Scott Rees seconds motion, all approve and the motion passes.

### September 2024 Agenda

- Kristi McLean moves to approve the agenda as revised and provided. David Ward seconds the motion, all approve and the motion passes.

## MANAGEMENT REPORT

### Vallie Vue Water Tank / Road Maintenance

- Manager provides the Board of Directors the quote for road maintenance leading to the water tank. Explains that the contractor feels that crack sealing is sufficient for the roadway, however the parking lot will need replacement.
  - The Board of Directors asks the manager to receive additional bids for crack sealing the roadway, and the reduced price from current vendor to exclude crack sealing of the parking lot area.
  - The Board of Directors determines to use the replacement of the parking lot as a budget number for future replacement, with the focus being on the roadway.
- David Ward provides the Board of Directors with photos of the recent pressure washing of the water tank.

## **Valli Vue Sign**

- The Manager spoke with Municipality Engineers about placing a sign within the easement along Main Tree, and they evaluated the space marked.
  - Randy Ribble, with the MOA, stated that the easement belongs to Department of Transportation and a permit would be needed to place a community sign. He then provided a contact for representative Matt Walsh.
  - While discussing the permit process with Matt and reviewing the code for permitting and sign placement, it was determined that Valli Vue Estates would not be allowed to place a community sign within the right of way.
- The Board discussed alternatives to where a community sign could be placed.

## **OLD BUSINESS**

### **Ditching Project – Update from Legal**

- Peter Katsur provides update from legal on the matter of the ditching project
  - Sam Gottstein, legal counsel, spoke with Municipality of Anchorage lawyers regarding the ditching project and potential solutions. The legal department for the Municipality has requested a written report on the project, to determine if the ditching maintenance was completed within guidelines. Additionally, the legal department will investigate the responsibility for remediation and how this would be funded.
- Diane Sallee recently attended a Community Council meeting to learn more about potential action from Representatives. Representative Julie Coulombe is trying to meet with Public Works to determine whether funds are available to LRSA's for road maintenance. Representative Randy Sulte will be conducting a survey of LRSA Boards within the Municipality to learn more about the needs for communities.

## **Insurance**

- The manager provides an additional quote for insurance from Country Financial.
- The Board of Directors discusses the quotes received by both Country Financial and State Farm and coverages included.
- The current policy is \$11,425.00 annually compared to State Farm at \$6271.00 annually and Country Financial at \$7,161.00 annually.

*Scott Rees moves to proceed with State Farm and accept the bid as provided. David Ward seconds the motion. Following discussion, all approve and the motion passes.*

## **Administrative Resolution**

- The Board of Directors receives and reviews the updated Administrative Resolution for Enforcement.
- The Board of Directors discusses whether bear proof trash cans and recycle bins would be a conflict with the current covenants if excluded from current enforcement actions.
- It is determined that the Association should seek legal counsel for the review of the Administrative Resolution, acceptance of bear trash cans, and the process for a variance for homeowners requesting one.

*David Ward moves to have the Administrative Resolution reviewed by legal prior to the Board of Directors voting to proceed with implementing. Kristi McLean seconds the motion, and following discussion, the motion is passed unanimously.*

*Keegan Bernier moves to have legal review whether allowing bear trash cans would conflict with the current covenants for the Association and provide information regarding variances and steps needed to receive, review, and approve any requests from homeowners. Peter Katsur seconds the motion, and following discussion, the motion is passed unanimously.*

## **NEW BUSINESS**

Prior to the start of New Business, Tani Kron moves to allow for Homeowner Forum. Scott Rees seconds the motion, and the floor is opened to Homeowners.

### **Homeowner Forum**

- Homeowner Amy Mowat asks the Board of Directors to provide the names of the Nominating Committee for Valli Vue Estates. Scott Rees states that the entire Board of Directors serves as the Committee.
- Homeowner Amy Mowat asks Scott Rees if he currently resides in Valli Vue and asks for his address. Scott confirms residence and provides address.
- Homeowner Amy Mowat inquires about the current cost of legal services for the ditching project. The manager provides the cost, \$7,794.90.

### **Annual Meeting Planning**

- The Annual Meeting will be held via Zoom and in person on October 17, 2024. The manager will inquire if Cabelas can be used as the physical location, and if not, will secure the management office conference room downtown.
- David Ward is currently working on the budget for 2025 with the information provided by the manager.
- The manager would like to have the Annual Meeting Packet approved by the end of September to allow for distribution to Homeowners on October 1<sup>st</sup>. The packet will be sent via USPS mail, as well as, electronically.

*Drew Loeffler moves to adjourn the meeting, Scott Rees seconds, and adjourns at 8:34 pm.*