

Valley View Estates HOA
Annual Meeting Minutes/Notes
Andrus Home - 8174 SW 181st Ave
February 12, 2020 - 7:00-8:00 p.m.

Meeting was called to order at 7:15 p.m. The following agenda items were discussed among the HOA Board and attending HOA Homeowners.

Homeowners in Attendance:

Wes Burke - Vice President Mike Andrus - Secretary	Michael Hohn Debbie Hohn Robert Root Daniel Page	Sungae Suhr Susan Neblett David Rosen
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1. Approval of 2019 Annual HOA Meeting Minutes/Notes (with note on spelling of the Hohn's name.
 - Copies of the 2019 minutes were made available to attendees.
 - 2019 minutes were approved (with a note that the Hohn's last name was mis-spelled).
2. Treasurer's report
 - All but 6 homes paid their dues in 2019.
 - Review of 2019 budget and expenses
 - 2019 Overview of account was discussed with attendees.
 - Total receipts were \$6,235.00
 - Total expenses were \$3,282.12. Lower than expected due to only one mowing. Need to follow up with mower to be sure there aren't any outstanding invoices.
 - Current bank balance is \$11,458.45 (up from \$8,505.57 on Jan 1, 2019)
3. Discussion Items
 - Expectations of the Board
 - Desire by those in attendance to continue to "keep in minimal" regarding dues, oversight, etc.
 - CCRs - We either need to enforce them uniformly or not at all. Can't pick and choose.
 - Some concerns about "Eminent Domain". Note - typically eminent domain refers to the right of the government to take private property. The concern raised at the meeting is that of homeowners encroaching on HOA common space by planting or otherwise expanding their yard into common spaces. Whether it is intentional or not, they need to be aware of what they are doing. We would prefer not to spend HOA money to hire a surveyor to mark property lines.

- Dumpster Days - Motion to support dumpster days again this year. Approved.
 - 2020 Dumpster Days will be held June 5th-7th.
- Neighborhood BBQ - Motion to hold HOA BBQ again this year. Approved.
 - BBQ will be held September 12th.
- Trees encroaching in green space preventing access to green space from some properties. Action - HOA Board will assess the situation.
- Dogs off leash in green space -
 - Washington county will not enforce off-leash laws in an HOA common space.
 - There was an incident between one of our homeowners and a homeowner in Fallatin HOA. That was escalated to Washington County Animal Control and our homeowner was issued a citation for trespassing (though he and his dog were in the common space).
 - Bottom line - VVE Homeowners want to maintain the right to use the green space without hostilities from dogs/homeowners from Fallatin HOA. Would like to maintain off-leash practices in the green space (no HOA CCRs regarding leash requirements in the green space). We want everyone to be comfortable using that space. If your dog cannot be controlled without a leash, then please use a leash.
 - Action - HOA Board to contact Fallatin board to address the situation in an effort to maintain the positive relationship that we've had over many years.
- Dues - Motion to keep the HOA dues the same (at \$115/year). Approved.
 - Dues are due on or before March 31.

4. Election of Officers

- We began the meeting with two vacancies in the HOA Board - President and Treasurer.
- Motion to elect Wes Burke to the HOA Board as President. Approved.
- Motion to elect David Rosen to the HOA Board as Vice President. Approved.
- Motion to keep Mike Andrus as the HOA Board Secretary.
- Erin LaPerle was not in attendance at the meeting but previously expressed willingness to serve as Treasurer. Motion to elect her to the HOA Board as Treasurer pending her acceptance. She has since accepted that position so as of 2/24 we have a complete HOA board!