

Valley View Association, Inc.
(d.b.a. Vulcan Park Condominium)
Board of Directors Meeting
May 5, 2015, 6:00 PM

DAVID ROGAS CALLED THE MEETING TO ORDER AT 6:15

Present: Rosalva Bermúdez-Ballín, George Culver, Daniel Morgan, David Rogas, Daniel Vines and Barrett Oakley, representing Southern Property Management Group, Inc.

OLD BUSINESS

COUNTING THE BALLOTS: So far we have 48 ballots, 52 needed to have a quorum.

TREASURER REPORT

59 K in Checking and Savings, as per April's Report.

Sewer collection \$4,000	Homeowners \$17,000 (should be \$19,600)
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Repairs/Maint. 3,700	Net Op. Inc 5,400 (\$3,300 to reserve)
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Net Income 4,100

Daniel M. moved, David seconded to accept report. It passed unanimously.

COPY OF FHA REPORT

Barrett shared a copy of FHA Report from a company that evaluated the property. Report was a made at a savings of about \$6,000.

CORRECT ADDRESS FOR OWNER WITH BOXED VEGETABLE GARDEN NEEDED

CRITTER CONTROL ISSUE ON 1710-H

On 4/6/15 the owner contacted Barrett, On the 7th a trap was placed, Hole was covered from inside. She has Barrett's information in case the problem is not solved.

RAMP AT 1740-B

Mr. Copeland states that doctor has not released his daughter from needing the ramp. Board needs a copy of Dr.'s excuse, if this is not issued, they will be given 60 days to remove the ramp. If there is a conflict, a petition should be made to the board.

SEWER AND WATER LINES

Estimates from 44K - 50K for upper side for both water and sewer lines. George asked how many have been done to date, Barrett said all lower side, but only water no sewer. Daniel Vines asked if we should consider tree removal before committing ourselves to the large amount. He wondered if removal of trees from the 1710 property helped.

LANDSCAPING

Barrett stated that he has quotes for French drain. George complained that rules about shrubbery is not being enforced and that landscapers are not systematic about what they cut and how much. Barret said that we should take picture of what we wish them to work on and he will take care of it.

1790 SECURITY LIGHT

Barret stated that it will take \$300 max to install. Rosalva asked if it will be a different type of security light or same as what we already have. It will be the same. George stated that the security actual light is being blocked by long branches. David moved, George seconded that we move ahead with the security light. It passed unanimously.

COLLECTIONS. Late notices are sent out on a regular basis. Law firm is paid 30% on contingency basis. Debtors pay that.

NEW BUSINESS SECURITY

It was proposed that due to the disturbances at the 1730 building we reinforce security. A discussion ensued about leases, terminations, city restrictions and acquisition of ADT signs. Daniel M. stated that the security companies give them out for free if you hear their spiel.

TRASH AND GARBAGE

This continues to be an issue, especially between the 1751 and the 1761 buildings. A reminder will be sent along with the notification of spring cleaning. Barrett reports that the property looks atrocious. David asked if we can flag items of what we don't want taken. Barrett said he will send an email giving people one week to do so.

Next Meeting: May 19

Meeting adjourned at 7:06

Respectfully submitted by Rosalva Bermúdez-Ballín