

Valley View Association, Inc.
(d.b.a. Vulcan Park Condominium)
Board of Directors Meeting
August 19, 2014, 6:00 PM

President called meeting to order at 6:00 PM

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

David Rogas called meeting to order at 6:00 pm. Minutes approved unanimously.

Treasurer's Report

July reserve in checking \$26,336. Property Management Report. HOA for July \$28,493

Old Business

Painting of trash enclosures has been done. They look good and blend in well. We will consider adding signs.

David reported that we will stop the work with new water lines until we increase our reserve. After that, the remaining two upper side quadrants will be finished. Window caulking is supposed to have been completed. Barrett will do the inspection soon.

We are reducing the amount of hours for security. We are thinking of possibly adding incentive to police living on site. Even if board chooses to be very generous with incentive, the final cost will be a lot less than what we currently pay. Barrett will send an email detailing incentives. Barrett is also looking into getting a price to review conversion to townhouses for FHA approval. The requirements are less stringent; therefore, more likely to get FHA approvals.

New Business

Police for renter incentive. Read above. Those of us with available units are to contact Barrett. FHA Approval. See above. Barrett is getting an estimate for review.

Land above high side. Current owners have contacted us about the possibility of purchasing it. David asked if we are willing to have a person inspect it to see about costs for creating a parking lot. He said he knows a person that can look into it for \$500.00. Rosalva moved and George seconded it to hire a person.

Campus Committee. Rosalva will be sending photos of trees that have been reported as creating problems for people.

Open Discussion

Rosalva reported that 1741 - C is often noisy late at night and that they throw trash onto parking and grass. The unit belongs to David and he suggested that the police be called about the disturbance.

George and Rosalva mentioned the area behind 1761. George recommended that the wild weeds be cut to make it more attractive and preventing cats from using it as a litter area and an area that breeds fleas. George mentioned that parking in front of 1760 continues to be a problem. Erosion due to people walking through the grass instead of steps and not large

enough for parking, which forces people to parallel park. Barrett reported that Homewood will be turning the road into a two way road with a turning lane in the middle. Part of the idea behind that is to widen the parking so chances of accident diminish.

Meeting adjourned at 6:47

Respectfully submitted by Rosalva Bermúdez-Ballín