

**Valley View Association, Inc.**  
**(d.b.a. Vulcan Park Condominiums)**  
**Board of Directors Meeting**  
December 12th, 2017 - 6:30 p.m. - 7:30 p.m.

**I. Meeting Called to Order at 6:35pm**

**II. Members Present:**

Rosalva Bermudez, President  
Bart Jones, Metcalf Manager  
George Culver, Secretary  
Samuel Lloyd, Member

**III. DOCUMENTS SHARED:**

- Financials
- Minutes from the last board meeting in October

**IV. REVIEW OF THE MINUTES**

- George proposed to accept the minutes, Sam seconded. Unanimously, pending correction of grammatical errors approved.

**V. FINANCIALS**

	<b>End of October</b>	<b>End of November</b>
<b>Reserve account</b>	\$90,828.39	\$94,181.05
<b>Operating Account</b>	\$13,997.25	17,747.63
<b>Total Assets</b>	104,825.64	\$111,928.68

**VI. LANDSCAPING UPDATE**

The workers are working on the landscaping but there is just no fix date for the work to be completed.

**VII. 1770 SIDEWALK UPDATE**

We only received one quote from Mularski for the sidewalk project, based on a superfcy of 210 sq. feet area. We need to collect more quotes, send them by email to everyone on the board and vote at the next meeting.

#### **VIII. WATER METERS UPDATE**

When work was done in 3 quadrants, water pressure changed Rosalva said. She asked if that may have affected the water pressure. Bart said that it cost \$1200 to \$1500 to install new water pressure regulators. George made a motion that we approved the installation of a water pressure regulator at less than \$1500. Sam seconded, everyone approved. Bart checked with the vendor and the regulators come pre-set at 55 pounds. To be continued.

#### **IX. WINDOWS UPDATE**

The windows for the 1711-B and 1760-D units is now completed. There was a problem with 1711-B unit, the windows needed to be levelled. The renter/owner living at 1700-B approached Bart to do hers. We may be able to do it by February of next year.

#### **X. MEETING SCHEDULE CHANGES**

The next item on the agenda was changing meeting schedules. George motioned that we move our regularly meetings to the second week of every month at 6:00 pm. Sam seconded and the motion passed unanimously.

#### **XI. POOP STATIONS**

Rosalva asked who is responsible for emptying the poop stations and refilling the bags. Bart said that we have to order them. The valet guy is responsible for emptying and changing them. Bart said he has new bags and the valet has been notified to pick them up.

#### **XII. PROGRESS UPDATES BY EMAIL**

Samuel asked if we can get the updates of the work progress. Bart responded by saying that if a member ask about having updates of the work being done on the units, he will definitely share the information with everyone.

#### **XIII. PARTY RESPONSIBILITIES**

Owners and renters have responsibilities at parties especially when they invade public space. The 1760-D unit had a party and blocked the sidewalk space. Bart proposed to send a letter and charging a fine of \$50 for having an inflatable blocking the public sidewalk.

#### **XIV. GUTTERS**

The gutters maintenance need to be done twice a year as previously agreed. We will give a greenlight to start doing it at \$2800 per cleaning.

#### **XV. SIGNAGE (INVENTORY)**

The signage needs to be available in English as well as in Spanish and Rosalva offered to do it. Also, the letter for the trash needs to be updated and sent to everyone. Samuel will send the letter to Rosalva to translate it as well.

**XVI. LIGHTNING PROBLEMS**

The 1750 and 1761 building had lightning problems with the street lights. They were coming on/off all the time. Some had been fixed but the ones next to the 1761 building were fixed in an unsatisfactory manner. Bart will look into that.

**XVII. PEST CONTROL**

Rosalva stated that she has had a roach problem since new neighbors moved in. She has tried a variety of methods to get rid of them, but the problem continues after a few days. Bart said that the only way to get rid of them for good is a through professional bug control person. He will send a person to both units. He stated the current contract takes care of roaches.

**XVIII. CLOSING REMARKS AND ADJOURNMENT - 8:00pm**

Next Board meeting will be on Jan 16th at 6:00pm.