

**Valley View Association, Inc.**  
**(d.b.a. Vulcan Park Condominium)**  
**Board of Directors Meeting**  
**February 18, 2014, 6:00 PM**

**President called meeting to order at 6:00 PM**

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

**Treasurer's Report:**

- Accounts Receivable 27 units over 90 days \$ 6,850.00
- Water – 13 units over 90 days 2,031.14

Brian – Water bills 40% units on flat rate. Basic flat rate needs to be raised. A few people in the audience asked about billing system. Joan Durand said that they are doing estimates. Audience reported disparities. Barrett said that a meter health reading can be scheduled. Brian offered that we pursue other options next month. Barrett passed a signing sheet to get names, etc.

**Old Business**

1. **Security.** George asked about security charges. Barrett that there is no signage. A person in the audience said that he is afraid they are not doing anything. David explained that security was started because there was drug activity. Barrett clarified that they are all former police officers, but they are not authorized to arrest people.
2. **Rules and Regulations.** Bill Copeland stated that they are in force, but not being enforced. A person in the audience asked if people have to pay more if they have a dog. Brian responded that we cannot enforce it.

**New Business**

Before any discussions, Brian wanted to see if we have a quorum. 31 unit owners were either there or had sent proxies. We need 38; therefore, it was postponed for next month. However, the audience wanted to have some discussion. David asked what were their thoughts on current monthly bills. He suggested to leave it where it is because we have paid some large bills: roofs were about \$256,000 and we still finished the year with \$39,000. Brian said that he would like the water bill to be sorted out. Audience asked what is not being paid. They did not understand how a person can owe for five years and nothing happens. Brian said that they are turned over to a collection agency after they owe more than \$500. 00 and that currently 15 are over \$1,000.00 Barrett said that there need to be late fees and David asked what amount can be charged to cover expenses. Someone suggested that we should try to incentivize people to pay their fees. David said that he likes the way it is because we are not assessed. Someone asked the association's cost for the burned building. \$5,000 + management, which was an additional \$7,000 (both Boothby and Barrett). Someone asked about the intended purpose of fee increase: French drains, caulking windows (they have a contract for \$10,000). Someone asked about new Pest Control Co. White's Pest Control. Meeting adjourned at 7:12

Respectfully submitted by Rosalva Bermúdez-Ballín