

Valley View Association, Inc.
(d.b.a. Vulcan Park Condominium)
Board of Directors Meeting
February 3, 2015, 6:00 PM

PRESIDENT CALLED MEETING TO ORDER AT 6:00 PM

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

David Rogas called meeting to order at 6:00 pm. George moved and it was seconded by Daniel Vines that December Minutes be approved. Minutes passed unanimously.

TREASURER'S REPORT

In December \$ 3,300 was put in reserve. Water went down \$1,400. Water is \$4,300 less than what we would like.

OLD BUSINESS

Insurance: State Farm refused to renew our policy because of the large claim on the 1730 building. Barrett has shopped around and late Saturday night something was put in place so we are protected. Centurion Policy will be sent tomorrow. It gives 100% coverage. Centurion is rated Class A. New insurance yearly fee is \$36,000, which is higher than what we had. If there are no claims, the rate will drop every year.

Past Dues: Unit breakdown will be sent to us.

Water line: Repair is paying off, charges have diminished.

Caulking: Price has gone up; however, we did get 5 buildings done for free

FHA Approval: Still being reviewed

Police for Renter Incentive: still looking. One was interviewed and two units were viewed, but police person did not satisfy the requirements.

Flea Issue: Barrett reported that there is a major issue with flea control. He proposed and a motion was made that: "It is the owner's responsibility to take care of the situation and pay for additional services required of White Pest Control. 2nd charge will be billed to the party causing the problem." Daniel Vines moved, George seconded to approve the motion. It passed unanimously.

Section 8: Barrett mentioned that having these renters is increasing our insurance. The following motion was proposed: "Increase the insurance of the people with Section 8 renters because our insurance is being affected." Rosalva asked if it is possible to send a letter to ALL owners notifying them of this and specifying how our insurance rates are increasing, and other issues related. Rosalva moved and George seconded that such letter be sent and the motion carried.

David made motion to close meeting. Meeting adjourned at 6:44

Respectfully submitted by Rosalva Bermúdez-Ballín