

VALLEY VIEW CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 21, 2014

Board Members Present: **Brian Johnson, George Culver, David Rogas, Bill Copeland, Daniel Vines, and David Morgan. Southern Property Management Group, Inc. was represented by Barrett Oakley.**

Brian Johnson called the meeting to order at 6:03 PM.

Motion to approve the minutes from November Board Meeting was made by Daniel Vines.

Motion was seconded by Bill Copeland.

Motion passed with one abstention by George Culver, who could not recall having seen the minutes.

Treasurer's report was presented by David Rogas.

Motion to approve treasurer's report was made by David Rogas.

Motion was seconded by Bill Copeland.

Motion passed by unanimous vote.

Non board members were given the opportunity to speak:

Laura Barth-Scott complained that her water bill had risen excessively during recent months.

William Anderson complained that his water bill had risen excessively during recent months.

Barrett indicated that he would look into these complaints.

Issues for consideration in the Annual Report were presented:

Daniel Vines expressed his belief that work should begin soon to replace all old water pipes in order to avoid what he considered to be an inevitable crisis. He asked Barrett to look into it and he said that he would.

George Culver complained that the caulking of windows did not appear to be good work. Barrett replied that he would look into it. He said that payment would not be made until a satisfactory job had been done, but that it would not be practical for the contractor to remove all the old caulk.

George complained that the cost of the security guard was unnecessary and that he never saw the guard and that he would prefer to see the money spent on other needs or at least to have a schedule of when the guard would patrol. David Rogas expressed the position that the guard was necessary and Daniel Vines expressed the position that no one should be trusted with knowing the guard's schedule.

Complaint from Joan Duran (not present) concerning water leak at the 1701 Building was presented by Brian Johnson.

Barrett indicated that it had been repaired.

Complaints from Rosalva Burmudez-Ballin (not present) were presented by Brian Johnston:

Sewerage problems continue at the 1730 Building. Barrett indicated that the problems had been corrected.

Dog poop continues to be a problem.

Brian Johnson renewed his request that invoices for 19 checks totaling \$35,881.38, written between June and November of last year be provided, reconciled and sent to board members. Barrett indicated that this was in progress.

David Rogas asked that a vote on the \$10.00 HA dues increase be taken at the annual meeting after a presentation of the need for the increase.

Annual Meeting was announced for February 18, 2014, at 6 PM.

The meeting adjourned at 7:04 PM.

Respectfully submitted by Daniel Vines on Feb. 9, 2014.