

Valley View Association, Inc.

(d.b.a. Vulcan Park Condominiums)

Board of Directors Meeting

July 21, 2015, 6:00 PM

Board members present: David Rogas, Daniel Morgan, Erik Loveland, and Daniel Vines. No management representative was present.

David Rogas called the meeting to order at 6:15.

Erik Loveland moved to accept the minutes for June. Daniel Morgan seconded the motion and it passed unanimously.

The treasurer's report: Total operating Income, \$26,997; Total operating expenses, \$19,923.14; Net operating income, \$7,973.97.

Daniel Vines moved to accept the treasurer's report. Daniel Morgan seconded the motion and it passed unanimously.

OLD BUSINESS:

Old business from management was presented by David Rogas by means of an email from Barrett Oakley:

- Insurance for underground pipes does not include "apartment type" buildings, only single family. BWW uses HomeServe USA for this service.
- Security asked to tell people to stop walking up and down banks.
- Alagasco contacted once again, 7/17, concerning repairing landscaping 1750-1760. Rep stated can take up to 30 days. Work order 40372801. My original request in May did not go through as a work order.
- Erik to record flea amendment.
- Copeland - ramp has been removed.
- Mike Catt's unit is vacant and on the market to sell.
- Alabama Power: Tree limbs touching roof is our responsibility. Per Jonathan Brand on June 29th, their responsibility is 30' right of way (15

each side from center pole). If we hire vendor to cut limbs we must call and request a "service drop" in order to cut.

- 1730 F – Rosalva reported window open. Per Wayne Jones this had been repaired. He is aware of report.
- Per Rosalva – Al Power sprayed back of property to kill overgrowth. Al Power will not be cutting this back. They do not remove the dead overgrowth.
- 1761 E – flea treatment completed
- 1761 F – Health Department and Animal Control were contacted. Unless the cats actually attack and bite a human there is nothing they can do.
- Sewer lines: Plumber has been doing the preliminary work by obtaining permits, marking lines, order supplies, camera lines, working with the county and transit, ordering gravel & machines shipped. Sidewalks will have to be dug up in 6 different areas. Unexpected cost: 1) Each unit has to be permitted. 2) Cherry tree has to be cut down at the 1720 due to tree being directly over a line. Tree company has been contacted. Work will begin at the 1700 to 1710 building.

NEW BUSINESS:

Board members dismissed the complaint against the units owned by Daniel Vines, as no violation could be found.

Erik Loveland voiced concern that the area around the sidewalk on the low side had never been properly filled since the water main replacement, and that there was still a dangerous drop-off beside the sidewalk. David Rogas said he would talk to management about these concerns.

There was discussion of the problems and indecision involved with recent efforts to enforce condo rules. Daniel Vines suggested that the list of violations be brought before the board to insure board agreement before action was taken. David Rogas countered that the manager must have authority to act more quickly. It was agreed by all that David Rogas would ask management to walk the grounds at least quarterly, more often if possible, to inspect for violations. Each walk would be announced to board members in advance, and they would be encouraged to participate, providing their input concerning perceived violations at that time with the matter in question physically present before them.

Regarding recent attempts to enforce condo rules, Daniel Vines expressed concern that there was a growing perception among residents that if you were on the board, then you could do whatever you pleased, but if you were just a regular resident, anything you did would have to come down. Vines contended that this perception was to a great degree justifiable. He pointed out that in the 1750 building, where he and two other board members live, there have been dozens of trees planted, while at other buildings the board has advocated the removal of trees. Vines asked board permission to remove the magnolia tree that George Culver planted in front of Vines' residence, in the exact spot where a previous tree had recently been removed at great expense to the association. Vines contended that the tree in front of his residence gives the appearance that he places his own interests above the well-being of the association as a whole. The board offered no opinion as to the removal of the tree.

There was discussion of the problem that in recent months the board had largely abandoned the proper procedure for communicating with management. Instead of communicating concerns to the board president, who then should communicate to the management, board members had begun to communicate aggressively with management whenever some problem occurred to them, resulting in an ineffective and improper micro-management by board members. It was agreed by all present that we all must take care to abide by the proper procedure: board members must communicate with the board president; the president then will communicate with management.

The board elected new officers: David Rogas, president; Daniel Vines, vice president; Eric Loveland, treasurer; Daniel Morgan, secretary.

David Rogas brought to the boards attention that we must rigidly adhere to the schedule of board meetings, which is every third Tuesday at 6 PM. All present agreed that ridged adherence to the schedule of meetings was indispensable.

The meeting adjourned at 6:50 PM.

The next board meeting will be August 18, 2015.

Respectfully submitted by Daniel Vines.