

Valley View Association, Inc.
(d.b.a. Vulcan Park Condominiums)
Board of Directors Meeting
July 19, 2016, 6:00 PM

The meeting was called to order at 6:00 pm

Attendees:

Daniel Morgan, Erik Loveland, Daniel Vines & George Culver
Bart Jones & Sandra Parker (Metcalf Realty) were also present

Management/Treasure Report:

Bart gave an update on the June statement, he also went over money and bank accounts for the Association, and he let the Board know that he will be requesting invoices from the previous management company. The Board is concerned as to the charges that the previous management company will post on the next statement. (Bart will also find out what attorney has been working with the previous Management Company)

Erick looked over the statement that was turned over to Metcalf from the previous management company. Bart went over the amount of monies that were going into reserve each month. He also talked about the grounds keeper at Vulcan.

There are some concerns as to whether or not he is still working.

Pest Control: The Board is concerned about the number of visits that are being made to Vulcan. Bart suggested that they use Cooks. (Bill Valentine does the pest control at this time). Bart will contact Bill and find out all that is involved, he will also get a quote from Cooks and Red Mountain.

Pet Station: Danny asked about the pet stations at Vulcan. How often should they order new bags? Also discussed trash pick-up and a bin that should not be there full time. George volunteered to move the bin if it remains on site.

Security: Danny M. suggested that they look at the security budget. They will be over budget if they spend the amount listed on the statement. Maybe they can use less security during winter months (except thru holiday season) and more during summer months.

Control of units: George discussed taking control of the units that are behind with their dues. Bart went over all that would be involved and let the Board know that it would be easier to rent than to own a unit.

Water Bill: Erik discussed the leak that might have caused the high water bill. (1751 bldg.) Apparently the leak was caused from the outside faucet and it was removed during the process of repairing the leak. Bart asked if they wanted another faucet placed at 1751.

Miscellaneous Issue: Bart discussed the garbage issue and concrete pad. He also discussed inoperable vehicles, Decks and wild grass growing around the air conditioning wiring. (Some concern about wiring being cut if grass is not cut back)

Dues: Dues are due by the 15th of each month.

Mold issue: Bart went over the mold issue. He has not heard from the owner of the unit in question. Bart wants to see something in writing concerning the mold issue being reported. Apparently the previous Management Company paid bills that the Board was not aware of.

Community Watch: Daniel V. asked about community watch. Bart said that neighborhood watch would be good. Eric feels that notices should go out as soon as possible so that owners will get involved with the neighborhood watch.

Daniel V. asked about the Board being sued in past. Bart doesn't know of any. George hasn't heard of anything in the 4/5 years that he has been on the Board. (Previous Board Brian Johnson would know).

New Business:

Gables at 1750
Landscaping
Poison to kill weeds
Pest Control

Adjourned at 7:00 PM