

**Valley View Association, Inc.**  
**(d.b.a. Vulcan Park Condominiums)**  
**Board of Directors Meeting**  
June 19th, 2018 - 6:00 p.m. - 7:45 p.m.

**I. Meeting Called to Order** at 6:00 pm

**II. Members Present:**

Rosalva Bermudez, President  
Bart Jones, Metcalf Manager  
George Culver, Secretary  
Samuel Lloyd, Member  
Daniel Vines, Member  
Taylor Kesterson, Member

**III. Non-members Present:** David Rogas (owner) and John Madden from Madden company.

**IV. DOCUMENTS SHARED:**

- Monthly financials at the end of April and May
- Minutes from the last board meeting in May
- Memo about role members
- Website proposal
- New board member form (print version only to present it)
- Respect of the rules and regulations sheet
- Copy of email talking presenting the agenda

**V. MINUTES APPROVAL**

Rosalva made a motion for approving the minutes, George seconded and everyone approved.

**VI. MONTHLY FINANCIALS**

	<b>End of April</b>	<b>End of May</b>
<b>Reserve Account</b>	\$11,849.89	\$101,624.17
<b>Operating Account</b>	(\$1,051.97)	\$18,777.07
<b>Total Assets</b>	\$114,797.92	\$120,401.24

#### **VII. PLUMBING UPDATE**

Looking at up to \$10,000 per building for sewage and water pipes replacement, but it could cost less. We would have three buildings to do. 1720 A and B, 1730 and 1740. We will get an estimate for mapping the upper side. To be continued.

#### **VIII. ROLES OF EACH BOARD MEMBER**

If pair number the President would not vote unless there is a tie. We review that we have made a change at the annual meeting to confirm that this is in our legal document that it should be 33% of owners. If the document doesn't show it we proceed to make that change. Rosalva moved the motion, Sam seconded and it's been approved unanimously. We will review the memo separately and will vote at the next board meeting the members roles and positions attributed.

#### **IX. STATUS OF THE WATER SITUATION - PAST ITEM**

Behind 1700 building is better since the trees have been cut but not resolved. Bart will get with Mularski's company to get a quote for excavation. To be continued.

#### **X. WINDOWS INSULATION - PAST ITEM**

Windows need to be insulated with caulking. 1730-C got a wasp nest in a bedroom due to a large opening outside. The windows of that unit will be caulked. George moved a motion for having the new windows installation requests taking care of, one by one, with approval by the board each time there is a new request. There is a possibility of changing company for installing the new windows to get different quotes.

#### **XI. LETTER TO PASS OUT TO TENANTS NOT RESPECTING THE RULES**

Bart has been passing a letter with a similar purpose already. We will keep the format as a reference or for future use.

#### **XII. LAWN COMPANY SERVICES**

Tree-cutting needs to be done at the front of the whole property. Taylor moved a motion to go ahead and cut what needs to be cut for the quote at \$1,600/day including two days of work. George seconded and everyone approved.

#### **XIII. DISCUSS RULES FOR APPROACHING INDIVIDUAL REQUESTS TO IMPROVE CONDOS**

If nobody, the board will be required to return a decision on requests from owners within 10 calendar days. If no decisions are reported during that time, the property manager will make the decision and inform the board and the owner as to what will be done and approximate date if completion. Daniel made a motion, Taylor seconded and everyone approved.

#### **XIV. "SEE SOMETHING SAY SOMETHING" LETTER**

We will pass out the "See something say something" letter to all residents and share the information on the group of residents on Facebook to encourage everyone to report any suspect activity or people in the neighborhood.

**XV. WEBSITE PROPOSAL**

Website is in process of being built. Business listing are being claimed. Everyone agreed that having business emails would be great. We had the photographer taking some good shots inside and outside a few properties for the use of the website.

**XVI. CLOSING REMARKS AND ADJOURNMENT - 7:45 pm**

The next board meeting will be on July 17th at 6:00pm at Metcalf Realty.