

**VULCAN PARK**  
CONDOMINIUMS

**ASSOCIATION MEETING - March 31, 2008**

Meeting was called to order at 5:56 pm. Board members present: David Rogas, Jeff Murray, Rae Early, Joy Atkins, Geoff Glen, Kevin Stone, Kelly Coffey, Brad Cain, and Elbert Boothby.

**Presidents Report:**

Maintenance forms were passed out for owners to mention specific maintenance concerns. These items will be specifically inspected with upcoming maintenance. Rusty Hyde will be meeting with the contractors next week to plan and obtain price for installation of lights. \$85,000 currently in banks. Haven't been spending much money in past few years because of state of finances. When budget was built, there was a massive chunk allocated for maintenance: building foundation, lights, and fascia. The lights will be on every stairway in front of the units. Jeff expressed concern about raised dues being used as planned since there was an increase in dues and mention of planned repairs in the prior two annual budgets. Planning to start seeing work performed on foundation and lights within the next six weeks.

**Manager's Report:**

Dee Sumrall is no longer with Boothby. Boothby CEO president, Elbert Boothby, is now, temporarily, the account manager. Elbert introduced himself and announced he would stay involved with any projects started to completion even after a new account manager was hired.

Boothby will begin performing two inspections / month to catch things up and Elbert will be present for the first visit. He welcomed anyone from the association to join him. He will notify Joy and Rae when he arrives for the first time. He also requested an official adoption of rules and regulations for the next meeting.

**Old Business:**

Rae expressed the following concerns:

She requested a second time for reminders to be included on the meeting agenda mail-out:

- keep backs clean
- trash cannot be put on street & if so on Thursday only
- trash must be in a plastic bags to be picked up by Valet Waste
- no vines can be planted on wall
- acceptable carrier for satellite installation

Nuts and leaves are still accumulated behind the units and a motion was passed at last meeting to extend coverage behind units.

There is erosion on the bank. People continue to walk on the hillside causing further deterioration.

A washing machine is behind Hopping's unit, 1780A. There's an increase in the number of antennas and satellites appearing on buildings. Elbert explained it is not legal for companies

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to install satellites on common property without the association approval. There haven't been inspections and people are not being warned or fined for problems. There were rules and regulations approved several months back, but not published.

Joan expressed concern regarding untimely collections. The policy for collections is any debt over 30 days. One owner received a collection's notice with the entire year's balance on the collection notice. Elbert explained this is because the entire condo dues for the year are technically due on January 1<sup>st</sup> but there's a statute spreading payments out monthly. The board has the ability to reduce collection amount from the entire year down to a certain number of months. There was mention of the changed condo dues collection company, a changed collection date, payments not processing, and an increased number of late fees for that month. Elbert will investigate possible misapplied late fees for that month and recommended everyone signing up for direct deposit. Late fees are on the agenda for next month.

Jeff reminded of a fence being built around the dumpster.

**New Business:**

Ruthann expressed concern about the mess left behind from the gutter cleaning service. The emptied gutter contents were left on the ground. She mentioned a hole behind the sign that's dangerous and should be filled in.

An owner reported a fallen wall by the 1700 building. He's trying to sell his unit, and this broken wall is making it difficult.

Jeff suggested a reimbursement offer for installing low flow toilets and faucets and requested it be added to next month's agenda.

Meeting minutes read and approved with one correction: **??What was the correction. Modification to the TruGreen contract??**

Meeting adjourned at 7 pm