

**Valley View Association, Inc.**  
**(d.b.a. Vulcan Park Condominium)**  
**Board of Directors Meeting**  
**March 18, 2014, 6:00 PM**

**President called meeting to order at 6:03 PM**

**Present:** Daniel Vines, Brian Johnson, David Rogas, Rosalva Bermúdez-Ballín, George Culver, Bill Copeland, Daniel Morgan and Barrett Oakley representing Southern Property Management Group, Inc.

David Rogas moved to accept minutes, George seconded. Someone asked who Kim Coe was and Barrett explained that she is a new person in his office and that she comes with 30 yrs of experience.

**Treasurer's Report:**

- Total Liabilities and Equities	\$ 34,973.27
- Monthly Income	29,994.00
- Sewer Reimbursement	7,300.00
- Plumbing Repairs	6,900.00
- On Reserve	33,000.00
- Total Expenses	24,417.00
- Net	4,400.00

David stated that FHA requirement is one month. Barrett added that that is a calculation that has been done in the past. David stated that dues increase is there to avoid assessments and that we will stay on that theme.

George started asking about the plumbing repair at 1701 and 1731 buildings, but Brian directed us back to the need to pass the Treasurer's Report. David motioned to pass it, Brian seconded it. It passed unanimously.

**Old Business**

- 1. Titles.** Barrett pointed out that Gail has been out. All titles have been found for free. He will be sending us the report. David asked about the worse cases, Brian reminded us that we were drifting.
- 2. Water Bills.** Brian suggested that minimum should be increased from current \$49 to \$54 and he reminded us that we are using the minimum suggested by the Water Works.
- 3. Water puddles.** Barrett said that water spouts will be changed away from the building and he will have pipes checked. David requested that he be kept up to date weekly on the water situation at the 1730 building. Brian asked if there was any other old business and Barrett stated that caulking is proceeding. David Morgan said that Security is leaving cards behind. Barrett said that he has a new trash person who works for the city and does the job for the same as the previous people. Daniel Morgan insisted that an enclosure be built for the garbage at the 1700 end. George asked that we be reminded about garbage pick up. The new person picks up on M and Th. Night, the city picks up on T and F. Barrett will email something.

Brian called the meeting to an end. At 6:35.

**Annual Meeting.**

Brian stated that the purpose is to elect a new Board. The person must meet certain criteria. The number of people serving can be no less than 3, no more than 11. We need 38 votes. Barrett counted the proxies. We have a quorum. Brian is retiring from the Board, that leaves 7 current members. David made a motion that the 7 remaining be accepted, Keith seconded it. It passed.

Brian was thanked unanimously for his service. He called the meeting closed at 6:50

Bill nominated David to be President, Daniel Morgan seconded it, it passed. Rosalva nominated David Morgan to be Treasurer, George seconded it, it passed. Daniel Vines continues to be the Vice President and Rosalva the Secretary.

David stated that he tends toward an increase in fees. Daniel Vines asked if there is an idea of how much it would cost to change the old pipes. Barrett said about \$100,000. We are waiting to see if we are grandfathered in with this guy. David hopes that we can do sewage and windows the same way we did the roofs.

David stated that his focus will be on keeping it clean. Barrett will handle it however it needs to be handled.

Meeting adjourned at 6:58

Respectfully submitted by Rosalva Bermúdez-Ballín