

Valley View Association, Inc.
(d.b.a. Vulcan Park Condominium)
Board of Directors Meeting
March 18, 2015, 6:00 PM

BARRETT OAKLEY CALLED MEETING TO ORDER AT 6:00 PM

Present: Daniel Vines, George Culver, Rosalva Bermúdez-Ballín, and Barrett Oakley, representing Southern Property Management Group, Inc.

OLD BUSINESS

ELECTION OF NEW BOARD: Not enough people have returned the ballots. We will continue collecting them. So far we have 38 ballots. We hope that by next meeting we will have enough.

NEW BUSINESS

PLUMBING ISSUES: One active sewer line problem at the 1730 building. It has been going on for 3 weeks. Must dig 6 ft to repair/replace. It was proposed that we enter into Phase one of replacement and start in worse areas: 1700-1730 and 1760-1790. We are having continuous problems there and it is becoming quite expensive to provide only a band-aid solution.

COLLECTION ATTORNEY REPORT: Good headway with collections. 6 partial and commitment from 8 more for a total of \$4,439.44. Rosalva asked for copies of spreadsheet, Barrett will mail

TRASH COMPLAINTS: Bags should go into container. George requested that trash pickup time be adjusted because garbage is being picked up earlier causing garbage to remain out for days. Also, some residents take trash out on the weekends, and items remain there until next Friday.

POOP ISSUE: A resident in the 1780 building complained about poop in the front of the building and about partitions in the back where a dog is being allowed to run free. Barrett will deal w/it.

RAMP AT THE 1740 BUILDING: George asked how long will it stay up. He asked rhetorically if we all can build our own deck. It was voted to have it come down.

ROOTS AT THE 1700-1710 BUILDING: Barrett said that communication could have been better, but it was a health issue. He admitted that the whole Board should have been consulted. Rosalva was in the dark and asked what situation. Barrett said that there were roots wrapped around the sewer and to solve the problem trees were removed, which should have happened a long time ago. Tenant was upset and owner and renter screamed at the workers. Rosalva asked how much was the repair and if it exceeded the threshold at which Barrett needs to notify us. Barrett said that it was less than \$1,000. Daniel suggested that a professional provide an overview of best trees to plant to avoid problems in the future. Barrett said he has quotes and he will send them to us. He reiterated that the biggest issue is sewage in the upper side. George made a motion to make sewage a priority, Rosalva seconded, it passed unanimously. Rosalva requested that estimates be sent to us.

Before meeting adjourned, Daniel reported a loose power line at 1761 building and a light out at 1790 building in the back. Which makes it very unsafe.

GAS LEAK: George said that Todd, the guy at 1751 building walks and cleans trash around the complex. Todd told him that he smelled gas and called Alagasco. Alagasco fixed the problem on a Sunday, but they left a mess. He asked if something can be done about it.

Meeting adjourned at 7:00

Respectfully submitted by Rosalva Bermúdez-Ballín