

Valley View Association

Board Meeting Minutes, May 20, 2014

Board members present: David Rogas, Daniel Vines, Daniel Morgan, George Culver—Barrett Oakley, represented Southern Property Management Group.

Non-board members present: Olivia Quijana and Todd Williams.

President David Rogas called meeting to order at 6 PM.

George Culver moved to approve last month's minutes. Daniel Morgan seconded the motion. Motion passed unanimously.

George Culver moved to accept the treasurer's report. Daniel Morgan seconded the motion. Motion passed unanimously.

The board approved the 3% increase to Southern Property Management for management services.

Non-board members were given the opportunity to speak:

Todd Williams expressed great frustration with speeding and recklessness of drivers on Valley Avenue. Board members were in agreement that this was a serious problem and Barrett offered to contact the city about it. Todd also reported that a gable was falling off the roof of the 1750 building. Todd expressed great appreciation over the improvement of the appearance of the complex since Southern Property Management took over.

Barrett reported on the following:

Two French drains have been installed at the 1720 building. Drainage problems would be monitored and more work done if necessary.

Problems had arisen with the original contractors to build the garbage containment fences. Another contractor now is to build two containment fences at the price of approximately \$1,000 ea.

Barrett presented bids for water-line replacement ranging from \$19,000 to \$26,000 per quadrant. The board should decide on which bid to accept and work should begin promptly.

Feedback was requested concerning the Vulcan Park web site. Todd Williams reported that certain items were not completely legible.

George brought up the problem of parallel parking in front of the 1740 building. Barrett offered to send them a letter. Daniel Vines suggested that it might be a good idea to study the problem more first as certain parts of that area have limited space for parking and they may have legitimate reasons for

wanting to park parallel. There was general agreement that they should park at whatever angle was necessary to be safely away from the road, but not parallel.

George observed that the plants around the Vulcan Park sign on the east end of the property were not as attractive as they should be considering their importance in projecting a positive image of the condominiums.

The meeting adjourned at 7 PM.

Respectfully submitted by Daniel Vines