

Valley View Association, Inc.
(d.b.a. Vulcan Park Condominium)
Board of Directors Meeting
October 21, 2014, 6:00 PM

PRESIDENT CALLED MEETING TO ORDER AT 6:00 PM

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

David Rogas called meeting to order at 6:00 pm. David moved and it was seconded by Bill that August Minutes be approved (no meeting in September), Minutes passed unanimously.

TREASURER'S REPORT

In August we dropped down to about \$14,000 because of all the projects; therefore, we decided to place water main project on hold. We recovered well. Operating cash is now at \$10,415, Reserve cash is \$13,335. This includes making two management fees that were paid this month. Daniel moved, Rosalva seconded that we approve Treasury Report. It passed unanimously.

Barrett went on to report on current HOA standings; 1731- F suit filed; 1771 - A suit filed; 1730 - D paying as agreed; 1750 - B bank account garnishment; 1751 -D is still in limbo; 1711 - B, first letter sent; 1720, first letter sent; 1721 - A, payment plan; 1730 - B payment plan; 1731 - G payment plan, money coming; 1741 - F first demand letter; 1761 - A first demand letter; 1761 - H, title issues; 1790 - D first demand letter sent. Board in the process of changing lawyers. APEX report is looking better.

OLD BUSINESS

Water line: 2 quads done, 3 and 4 are on hold.

Caulking: Got rid of the people who had been doing the job for poor performance.

FHA Approval: Review not back yet. Barrett will draw a plan

New Property: Rogas has not heard back from Rusty who was going to do the inspection.

Crepe Myrtles: Will get to them in February.

NEW BUSINESS

Water: Water main on the upper side will now be considered.

Police for renter incentive: Read above. Barrett will email someone at City of Homewood and Cc us. Getting a person with a car to park will help with safety issues.

Proposal by Daniel Vines: 1761 building had a flea problem. People without pets should get extermination for free. He considers this both a moral and a legal issue. Discussion ensued as to whose problem this was: the City's, the person with the cats? Bill stated that feral cats are an unending problem and it is hard to prove a particular person's cat is creating

the problem. David asked how much we pay for extermination services and how much more will it be to add fleas to it. Barrett stated that in his experience owners are responsible from the sheet rock in, that is written in the by-laws. Owner takes care of the home. Rogas suggested a compromise: owner pays first time, if problem persists management writes a letter to persons suspect and/or add charges to HOA. George asked if the by-laws how many pets a household can have. Barret said that that can be added.

Temporary ramp: Someone asked about the situation and it was stated that it was still being used.

Grounds maintenance: George mentioned a dead tree between 1780 - 1790 that needs to be cut down. He continued that Botanical Gardens is working in Homewood to have trees that are native to the land replace older trees. Barrett stated that he is working with them.

Security Guard: Daniel asked if guard can leave a note telling us he has been there. Rogas said that we are fluctuating on the issue of security. Meeting adjourned at 6:50 p.m.

Respectfully submitted by RosalvaBermúdez-Ballín