

Minutes, October 20, 2015

Valley View Association, Inc.

Board of Directors Meeting

Board Members Present: David Rogas, Daniel Vines, Daniel Morgan, George Culver, Rosalva Bermudez, and Erick Loveland. Barret Oakley was present representing Southern Property Management.

David Rogas called the meeting to order at 6:05.

Rosalva moved to approve the minutes of the board meeting of September 2015. Daniel Vines seconded the motion. The motion passed unanimously.

TREASURERS REPORT: It was noted that reserves should be approximately \$22,000 after the last water/sewer payment of \$5,000 is made on the current phase of water/sewer replacement. David Rogas observed that there was still work to be done to reach a desirable financial condition. To illustrate his point, David compared our condition now to that of last May. Reserves of around \$28,000 now were at approximately \$48,000 then. Also outstanding HOA dues are significantly higher now than then.

George Culver moved to accept the treasurer's report. Erick Loveland seconded the motion. The motion passed unanimously.

OLD BUSINESS:

Barrett Oakley announced that he had cut back on security and that savings would appear on next report.

The white van in front of 1751 building has been observed to be inoperable in the same spot for months. The owner maintains that it is operable. It was observed that at this same unit there were motorcycles that parked in the rear.

Daniel Vines asked that Barrett not disclose the identity of person's reporting violations. Barrett said that he would not.

Barrett reported that landscaping had been instructed to cut shrubbery to the level of window seals.

Barrett reported that water pressure had been corrected at the 1751 building.

#### NEW BUSINESS:

Barrett offered to seek legal advice on language to enable the association to move more efficiently in the collection of unpaid HOA dues. He will ask the attorney to keep his time under two hours.

George Culver complained that the trash pick-up letter was incorrect. It indicated that trash should be put out at 6 AM on Tuesdays and Fridays when in reality it should be put out in the AM on Mondays and Thursdays. Barrett said that he would consult with the trash technicians and correct the letter as needed.

Rosalva Bermudez complained that the condition of the sidewalks after plumbing repairs was unacceptable. David Rogas asked her to send pictures to Barrett.

Barrett suggested that we decide on a contractor and a style of windows and obtain price information for future window replacement. His reasoning was that in this way we could obtain the best prices and the best quality and uniformity in window replacements. Barrett set the goal of having window replacement guidelines as well as door replacement guidelines ready to present by the next board meeting.

There were complaints of excessive water pressure at the 1761 and the 1750 buildings. Barrett said that he would have it checked and corrected if necessary.

Rosalva Bermudez complained of trash being left in front of the 1751 building. Barrett said that he would send a letter to the people in that building.

It was suggested that Todd Williams be asked to winterize outside water faucets. It was suggested that leaking outside faucets be repaired at the 1750, 1761 and any other building where they may be leaking. Barrett indicated that he would attend to these matters.

The meeting adjourned at 7:55 PM.

Respectfully submitted by Daniel Vines