

**Valley View Association, Inc.**  
**(d.b.a. Vulcan Park Condominiums)**  
**Board of Directors Meeting**  
October 16th, 2017 - 6:00 p.m. - 7:00 p.m.

**I. Meeting Called to Order at 6:15pm**

**II. Members Present:**

Bart Jones, Metcalf Manager  
George Culver, Secretary  
Daniel Vines, Member  
Samuel Lloyd, Member

**III. DOCUMENTS SHARED:**

- Financials
- Trash and garbage removal policy

**IV. FINANCIALS**

- Reserve account: \$87,476.03
- Operating account: \$19,540.63
- Total assets: \$107,016.66

**V. FINANCIALS**

Bart stated that we did not have any major expenses in September.

**VI. NOTICES OF NONPAYMENT TO SOME UNITS**

Bart stated that five units got final notices concerning their due payments. Bart proposed that the next step would be the collection attorney. George moved to accept the proposal and Samuel seconded. Everyone approved.

**VII. LEAKS**

1710-B had a leak. 1760-F had a sewer line break under the slab of the front porch. This was repaired but might become an issue in the future.

**VIII. WINDOWS**

1711-B should have his windows replaced this month and 1760-D has been told their windows can be done the month after.

**IX. WATER METERS**

Old meters are reading again after they have been reset. Bart said that we still need to do something with that situation. Two possibilities: 1) Fix the old meters 2) Charge a flat rate to everyone, based on

the number of rooms in the unit. The estimate from Apex for all new meters is \$20,000. The discussion ended.

**X. LANDSCAPING UPDATE**

The landscaping will be started at the front of the unit 1760 unit.

**XI. TRASH/ GARBAGE**

We need to send owners/ tenants reminders and updates on Association's Trash and Garbage Removal Policy with city pick-up schedule. It has been some years since an update on this procedure/policy has been communicated, plus problems persist and are getting worse with folks putting trash and garbage at will throughout the week. George found the last communique/written document-letter on the policy that was distributed to all units by previous management and shared it with us. We should also send a reminder every year to make everyone aware of our functioning rules.

**XII. RED TRUCK PARKED IN THE DRIVEWAY**

There is a red truck that has been parked in front of the 1770 unit for a while because the owner of the car is trying to sell it. Bart gave the guy a 30 days notice. If the truck is still there after the 30 days, it will be towed.

**XIII. PEST CONTROL**

Pest control service is only a quarterly service at the moment. Bart said we should be able to use that service more often, either monthly or every other month. We have to look at other companies to see what they offer. To be continued.

**XIV. ROOF**

The unit 1700-D unit has a rotted roof and the gutters need to be cleaned. The estimate for a gutter clean is evaluated at \$2800 and we need it 2-3x/year. Bart suggested we do it at the end of fall (leaves) and at the end of spring (pollen).

**XV. VALLEY VIEW WEBSITE**

The board talked about hiring someone else to either design new site or freshen up old one, with added responsibility for ongoing monthly updates on association policies or news/alerts as needed. The board decided to reach back to the person in charge of our website at the moment and see what he can do.

**XVI. CLOSING REMARKS AND ADJOURNMENT - 7:22pm**

Next Board meeting Nov. 21st