

Valley View Association, Inc.
(d.b.a. Vulcan Park Condominiums)
Board of Directors Meeting
September 19, 2017 - 6:00 p.m. - 7:00 p.m.

I. Meeting Called to Order at 6:05 pm

II. Members Present:

Rosalva Bermudez-Ballin, President
Bart Jones, Metcalf Manager
George Culver, Secretary
Daniel Vines, Member
Samuel Lloyd, Member

III. DOCUMENTS SHARED:

- Financials
- Chance Landscaping quotes

IV. FINANCIALS

- Reserve account: \$84,124.82
- Operating account: \$16,765.83
- Total assets: \$100,890.65

V. FLOODING BACKSIDE OF NORTH BUILDINGS / UPPER SIDE

Chance Landscaping proposes to create a trench behind the wall on the north side of the property for \$2,710.00. Rosalva moved to accept Chance's quote as water can damage buildings on long term. Rosalva also proposed that Chris Chance Landscaping be asked if they do concrete. If yes, she asked Bart if we can get a package deal. Rosalva stated that the sidewalk needs to be re-done with the slant moving from unit 1770 all the way to the steps. George moved that we accept the contract and Daniel seconded. The motion passed unanimously.

VI. TWO OUTSTANDING WINDOW REQUESTS

Unit 1760D and unit 1711B asked 3 months ago to have their windows changed. Windows for each unit cost \$3,594.42. As originally proposed, the HOA will pay for half of each set of windows. George moved that we approve to do one unit replacement a month for these two requests, and then hold it off on windows, depending of the finances. Sam seconded the motion and it passed unanimously.

VII. SEWER-WATER LINES, 1730-1750 BUILDINGS

Bart stated that we have not had plumbing problems in buildings 1730, 1740 and 1750. Rosalva asked if the problems with connections in buildings 1710 and 1720 were ever solved. Since we

have not had recurrent problems in that quadrant, Daniel proposed that we table this repair for the time being. There was a unanimous decision to table it.

VIII. WATER METERS CURRENT SYSTEM VS. FLAT FEE

Bart reminded us that it would cost \$20 K to retro fit the campus. He stated that 6 units have been removed due to leaks. 22 meters not reading, 30 read high or low and half the people are paying \$49, which is less than the average of the amount paid by tenants. Rosalva reminded us that we need to keep the reserve at \$45 K. Daniel asked how would the Association benefit from this expensive retro fit. There do not appear to be any benefits. Discussion ended.

IX. SECURITY

Samuel and Daniel confirmed that Willie Jones, the current security guard does a better job than the previous guard. Bart stated that we have a balance of \$4,620 from the \$13,620 billing error discovered in May.

X. PARKING AND LANDSCAPING 1760 BUILDING

Bart shared a drawing of the proposed work to create a 2 foot cross-tie wall at a cost of \$3,055.80. George moved to accept the contract and Daniel seconded. The motion passed unanimously.

XI. COMMUNICATION

Daniel proposed to copy all board members in emails for all communications related to the board. George moved to accept the proposal and Samuel seconded. The motion passed unanimously.

XII. DURATION OF THE MEETINGS

Rosalva reminded us that meetings should last an hour. Bart told Alexandra to do the countdown 15 minutes before the hour to make sure we finish on time. Everyone agreed.

XIII. CLOSING REMARKS AND ADJOURNMENT - 7:30pm

Next Board meeting Oct. 17th