

Valley View Association, Inc.
(d.b.a. Vulcan Park Condominiums)
Board of Directors Meeting
May 19th, 2020 - 5:00 p.m. - 6:00 p.m.

I. Meeting Called to Order - 5:06 PM

II. Members Present:

Taylor Kesterson, Vice- President
Samuel Lloyd, Treasurer
Daniel Vines, Member
Bart Jones, Metcalf Manager
Clay Cornelius, Acting Secretary

III. Resident(s) Present: None

IV. DOCUMENTS SHARED:

- I. Monthly financials a/o April
- II. Updates by Bart Jones from April's BOD Meeting
- III. May agenda provided by Samuel Lloyd

V. MONTHLY FINANCIALS-

	End of April
Reserve Account	\$114,805.90
Operating Account	\$9,422.55
Total Assets	\$124,228.45

VI. Window Replacement Requests- PAST ITEM

Bart Jones (BJ), of Metcalf Realty, provided update saying there are no additional window replacement requests at this time. It was suggested by members of the board that the HOA reach out to owners to determine interest in additional window replacements.

VII. Repave Parking Lots- PAST ITEM

BJ provided update saying he spoke to Berkley Squires, of City of Homewood Public Services, regarding repaving of condo parking lots. Berkley is the correct contact for this issue. There is no timetable on resolution or repaving plan. The HOA Board believes the updated architectural plan for VPC will show the City that VPC is serious about property enhancement and will encourage the City to look into paving. Bart will continue to reach out on getting face time with Berkley.

VIII. Foundation Repairs- PAST ITEM

BJ provided update saying foundation repairs will begin Tuesday or Wednesday of next week, delayed a day due to the Memorial Day holiday.

IX. Trash Valet/Pickup- New Item

BJ spoke to the owner of Trash Genie, a trash valet/management company, about VPC trash needs, specifically providing bins/cans and managing recycling bins/cans. BJ will provide update on pricing.

X. Drainage Issue- New Item

BJ spoke to Mularski Concrete regarding draining issue behind 1770 building. Mularski is set to review and report back on issue before next week, by 5/25.

XI. Agenda Items

1. Window World Repairs

- I. BJ said Window World does not believe they can repair “new” windows put in by Dale’s (previous window installer). BJ spoke to Mark Williams of Red Oak Contractors (also representative for Andersen Windows) to determine if Mr. Williams can provide repair solution for units with Dale’s windows.
- II. There are two units impacted by this issue, 1711B and 1770C.

2. Walk Patrols

- I. Samuel Lloyd, Treasurer, said walk patrols are necessary to maintain a quality and safe living environment at VPC. SL would like to have HOA Board members walk the property on a schedule to provide visibility for homeowners and allow for report on property issues/infractions (A/C window units, unpainted doors, etc.)
- II. Issues/Infractions would then be directed to Property Manager, Metcalf Realty/Bart Jones, for review and resolution or fine.
- III. Taylor Kesterson, Vice-President, suggested Property Specific t-shirts to be work by Board Members on patrol to prevent confusion or confrontation by owners or renters. **NO RESOLUTION ON THIS ITEM**

3. Repave Parking

- I. BJ provided update (See Item VIII).

4. Foundation Repairs

- I. BJ provided update (See Item IX).

5. Notice of Infractions

- I. BJ provided updated that letters have been sent regarding Bylaw Infractions
- II. **Infraction Items Sent**
 1. Unpainted Door (1)
 2. Inflatable Pool (1)

3. Excess Mail in Mailbox (1)
4. Outdoor Furniture (1)-Resolved

III. Infraction Items Added

1. A/C Window Unit (1) -1700A

IV. Infraction Items Unsent

1. Clay Cornelius, Acting Secretary, inquired about satellite dish infractions (rooftop installation), which was discussed at previous meeting. No notices have been sent at this time. Further discussion was held and BJ has a concern for individuals removing them (falling off rooftop) instead of satellite company employee. **NO RESOLUTION ON THIS ITEM**

6. New Window Requests

- I. BJ provided update (See Item VII). Only one unit needed reimbursement (1770B). Unit has been reimbursed.

7. Open Items

- I. HOA Board Members discussed cracked entryways and sidewalks. Opinions varied from request pricing to wait until updated architectural plans for VPC update/overhaul to removal of sidewalks and installing of stones instead of concrete. **NO RESOLUTION ON THIS ITEM**

XII. CLOSING REMARKS AND ADJOURNMENT - 5:53 PM

The next meeting will be June 16, 2020 at 5:00PM at the 1700 building.