

**Valley View Association, Inc.**  
**(d.b.a. Vulcan Park Condominiums)**  
**Board of Directors Meeting**  
October 20, 2020 - 5:00 p.m. - 6:00 p.m.

**I. Meeting Called to Order - 5:04 PM**

**II. Members Present:**

Rosalva Burmudez, President (by phone)  
Taylor Kesterson, Vice- President  
Samuel Lloyd, Treasurer  
Erik Loveland, Member  
George Culver, Member  
Daniel Vines, Member  
Alexandra Lloyd, VP Technology  
Bart Jones, Metcalf Manager  
Clay Cornelius, Acting Secretary

**III. Resident(s) Present:**

Todd Williams  
Owners of 1761H

**IV.**

**DOCUMENTS SHARED:**

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

**V. MONTHLY FINANCIALS-**

	<b>End of August</b>
<b>Reserve Account</b>	\$115,989.55
<b>Operating Account</b>	\$3,706.62
<b>Total Assets</b>	<b>\$119,696.17</b>

**VI. Motions**

- a. Taylor Kesterton, Vice President, presented motion to remove Daniel Vines as a board member. The motion was made due to Mr. Vines inaction regarding shots fired at unit 1740C. Per the motion, Mr. Vines failed to quickly notify the board of the shooting, instead waiting eight days to provide this information. Additionally, Mr. Vines has a history of unfounded personal attacks against fellow Board Members.
  - i. **Motion Passed.**
    - 1. **The board voted 5-1, with one Board Member abstaining, to remove Mr. Vines as a board member.**
    - 2. Sam Lloyd, Treasurer, seconded the measure. Rosalva Burmudez, President, George Culver, Board Member, and Robin Zimmerman (in absentia) Board member voted to removed Mr. Vines.
    - 3. Erik Loveland, Board Member, abstained from voting
    - 4. Daniel Vines voted against the removal
  - ii. TK allowed DV to present first two motions of seven motions. TK said the others motions 3-7 were redundant and fell in line with the agenda items to be presented or were discussed at previous board meeting.
    - 1. **Motion 1**
      - a. **Hire a professional minutes taking company for board meetings**
        - i. **Motion was not seconded-Failed**
    - 2. **Motion 2**
      - a. **Provide extension to unit 1761H for window installment completion until Nov 30, 2020**
        - i. **Motion Passed**

**VII. Agenda Items**

- 1) Discussion/update from owner of the unit where gun shots were fired-Bart/Taylor/Sam to provide update on the conversation and next steps
  - Bart updated board that the owner of unit 1740C, has notified the tenants they must be out of unit by Nov 1<sup>st</sup>. The son of the tents is no longer allowed on property
- 2) Cables/wire removal at the back of units-Bart to provide updated on when the low hanging cables will be removed from the back of unit(s). The buildings with cables obstructing back sidewalks are 1790, 1780, 1770, 1750, 1730, 1720 and 1761.
  - BJ removal would begin but provided no timeline
- 3) Water leak on property/high water bill. Letters were sent out-Bart to provide update
  - BJ has received three phone call, but none that resolve leak
  - Todd Williams found a leak behind spigot behind 1761D
    - BJ to replace spigot

- 4) Back doors currently white that need to be painted black-1) 1731A and E 2)1771-A,B and E-Bart to provide letters to these owners on their painting
  - DV provided additional units 1730C, 1710H, 1760E, 1760H, 1761B
  - TK discussed lack of desire to fine units for paint issues back door
  - BJ indicated letters would be mailed by end of the month
  
- 5) 1761A-Abandoned unit. Bart to provide insight on who owns this unit and the status of their dues. Neighbors stated this unit has been abandoned for years. Would the owner be willing to sell?
  - BJ provided updated that the unit is several thousand dollars behind on dues and has an individual looking to purchase said unit. There is a mortgage on the property
  - **SL motions to demolish the deck behind the unit as it presents a safety and health hazard**
    - **Motion passes**
  
- 6) Copies of leases from owners who are renting. Bart to provide update on if we have been supplied all the leases from owners.
  - BJ provided update
    - Leases missing-6
  - BJ provided owner/renter breakdown
    - Owner Occupied- 54
      - Vacant-4
    - Renter Occupied- 45
    - Unknown- 6
      - BJ believes rentals, will follow up
  
- 7) 1761H new window project was tackled by owner without assistance from the board (owner stated he did not need the board's help). They have been unfinished for 4 months-Open discussion on what to do next.
  - Per Motion 2 from DV, extension provided to Owner until November 30, 2020
  - Board indicated to Owner of 1761H that the board will reimburse Owner 50% of cost of window installation, with the caveat the windows have the same look and appearance as windows professionally installed by current installation company, Window World
  
- 8) Any other questions the board has?
  - BJ indicated that Board entered into an agreement in 2016 with Unit 1731E for window replacement and damage done to interior of unit.

- The window agreement at the time was 50% and reimbursement within three years
- SL is set to research if Board reimbursed Owner for windows or repair work of damage
- BJ is researching the “damage” to the unit to determine exact damage and cost associated with damage
- BJ indicated cost for window reimbursement for this unit is \$1400
- BJ to provide update at next meeting
- BJ presented a request from owner of 1731H to erect a sunshade behind unit
  - BJ and Board request a full drawing and schematics of shade prior to decision
- GC requested discuss at next meeting of fencing issue at building 1761

**VIII. CLOSING REMARKS AND ADJOURNMENT - 6:03 PM**

The next meeting will be Nov 17th, 2020 at 5:00PM at the 1700 building.