

Valley View Association, Inc.
(d.b.a. Vulcan Park Condominiums)
Board of Directors Meeting
January 19, 2020 - 5:30 p.m. - 6:30 p.m.

I. Meeting Called to Order - 5:35 PM

II. Members Present:

Rosalva Bermudez, President
Taylor Kesterson, Vice- President
Samuel Lloyd, Treasurer
Erik Loveland, Member
Bart Jones, Metcalf Manager
Clay Cornelius, Acting Secretary

III. Resident(s) Present:

Todd Williams
Ms. Kessaway

IV.

DOCUMENTS SHARED:

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

V. MONTHLY FINANCIALS-

	End of December
Reserve Account	\$119,342.77
Operating Account	\$1372.50
Total Assets	\$120,715.27

VI. Agenda Items

1) Fence discussion: Bart to provide update on letter(s) to 1721A and 1771A notifying owners of unapproved fencing and correction needed.

Bart Jones says 1721A was notified and is moving fencing. 1771A was notified but he has not heard from them. 1751D was notified and non-compliant.

Board discussion of 1761H, should not have to pay for fence adjustment as it was grandfathered in on sale of unit. Board set to review fencing of unit 1721H and 1731H. Both are four feet off sidewalk and may be an acceptable solution for units with illegal fencing. Vote to take place via email.

2) Unit 1761H Window installment: recurring item. Tenant was supposed to install trim around window. The work done is not professional and paint does not match window-Bart to provide update on letter sent to owner.

BJ says tenant not interested in reimbursement, will be painted when weather permits.

3) Tree removal at 1700-BJ/Sam to contact Champion's tree service for quote on two dead trees.

BJ updates that five trees were removed from back of units. The two trees at the front of building 1700 will be removed by a maintenance man per Bart.

4) Masonry discussion. \$12k still not paid due to insufficient work. The main areas have been completed but patch work still needed. Bart to discuss with Bryan if we need to move on to someone else as it has been 6 months since the contract was signed. James Downey to complete work if Bryan agrees to not finish? Open discussion.

No update, stay with Ironhorse due to lack of alternatives, work to create timeline

Sam to provide contract to board for review and determine next steps. There is an outstanding balance of \$10,162.50.

) 1761A-Did we collect unpaid dues from sale?

BJ says dues paid in the amount of \$18,912.36

6) Window World Vendor lead time is 12-15 weeks. George to update on new vendor discussion.

George to have kitchen window installed by Home Depot. No reimbursement to be provided. Depending on the quality of work done, the board to consider using Home Depot as an approved vendor.

7) Sewage backup at 1780-Bart to provide update on remediation with Madden Plumbing.

BJ says Madden will be out to clean pipes. A letter will go out about baby wipes due to clogging issue at building 1730.

8) OnTime Service will be onsite for old cable removal from Feb 1st-5th-Sam to provide update

Sam Lloyd says OnTime will be starting at building 1790, set to remove old plumbing gauges on the back of units as well, expected to be done in five days (Feb 1-5). Board will be able to review each day.

9) Any other questions the board has

BJ-Spectrum would like to visit 10 units for wiring.

BJ- Paul Chism, 1711D, request additional hand rail. Board approves.

VII. CLOSING REMARKS AND ADJOURNMENT - 6:33 PM

The next meeting will be Feb 16th, 2020 at 5:30PM via Zoom.