

**Valley View Association, Inc.**  
**(d.b.a. Vulcan Park Condominiums)**  
**Board of Directors Meeting**  
March 16, 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  
George Culver, Member  
Bart Jones, Metcalf Manager  
Clay Cornelius, Secretary

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

**IV.**

**DOCUMENTS SHARED:**

- I. Monthly financials a/o February
- II. Updates by Bart Jones from February BOD Meeting
- III. March agenda provided by Samuel Lloyd

**V. MONTHLY FINANCIALS-**

	<b>End of February</b>
<b>Reserve Account</b>	\$107,740.46
<b>Operating Account</b>	\$20,338.78
<b>Total Assets</b>	<b>\$128,079.24</b>

**VI. Agenda Items**

- 1) Fence discussion: recurring item-Fences at 1771A, 1771F, 1751D and 1761H need to be fixed/moved 4ft from sidewalk. Bart/Board to give updates.  
Bart Jones notified board that work to move fences has not started yet. It is set to start in early April.
- 2) Berkley Squires on repaving the parking areas-Bart to provide update  
BJ left multiple messages with Mr. Squires office and has yet to receive a response. An email has been sent, but waiting on a response. BJ expecting to need to send follow up email.

George Culver will reach out to city council over our district to discuss parking lot issues.

- 3) Masonry discussion. Still not paid due to insufficient work. The main areas have been completed but patch work still needed after Bart's walkthrough. Bart-Any further updates from Bryan?

BJ walked property. Problems (10+ units) still persist with some foundational cracks, specifically corner unit issues. Darkhouse is planning to start working again this week.

- 4) Landscaping project with Landscape Workshop. George, Bart, and Sam walked the grounds with our new account manager, Adam, last week. Please reach out to Sam if other board members would like his direct line. He said to please reach out to him directly if we see workers not doing their jobs.

-Landscape Workshop is drawing up a plan to replace railroad ties at 1790 and do some simple landscaping improvements around the stairs and signage from 1750-1790. Should have a quote by end of week or early next.

The board has a concern about erosion at various location on property (between 1740 and 1750 between stairway) and would like Landscape workshop to specifically address these potential issues when planning landscape redevelopment of property.

- 5) Spectrum service to inspect units on bulk discount-Taylor to provide update as some of us were called by Derrick (technician at Spectrum) but he never showed up.

Taylor Kesterton has spoken to Spectrum. The cost per unit would run \$40-50 per month for basic cable+internet, price dependent on a few factors. TK is waiting to hear update on internet-only price and potential for fiber internet. Once 10 units have been looked at by Spectrum, timeline would be 2-3 months to complete transition.

Note- This relationship with Spectrum and the unification of cable/internet provider for the property should help reduce excess wires to units, as Spectrum would work to streamline and clean up previous wire installations. Costs saving would then be found when working with OnTime wire removal service.

Note- This change to a single provider would impact the HOA fees directly, as each unit owner would not be required to pay for internet. The costs savings per unit is likely to be \$15-\$75 dollar per month, once the change has been made.

- 6) Any other questions the board has.

**-Motion-** TK makes motion to add Clay Cornelius to HOA board as Secretary. Seconded by Rosalva Bermudez. **Motion Passes**

**-Motion-** TK makes motion to stop payment to Secretary. Seconded by Sam Lloyd. **Motion Passes**

**-Motion-** George makes motion to create handicapped parking spot at 1700 building.  
Seconded by RB. **Motion Passes**

-BJ sending letter to 1770A to stop leaving food scraps out for wildlife

-BJ Sending letter to 1700F to move car (likely non-operational vehicle)- this removal will allow creation of handicapped spot at 1700 building

-Board members discuss need to bring attention to Homewood city council regarding lack of assistance from police on burglary/theft issues on property

**VII. CLOSING REMARKS AND ADJOURNMENT - 6:46 PM**

The next meeting will be April 20th, 2020 at 5:30PM via Zoom.