

# VULCAN PARK

CONDOMINIUMS

SINCE 1948

**Valley View Association, Inc.**  
**(d.b.a. Vulcan Park Condominiums)**  
**Board of Directors Meeting**  
April 20th, 2021 - 5:30 p.m. - 6:30 p.m.

**I. Meeting Called to Order** at 5:35 pm

**II. Members Present:**

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

**III. Resident(s) Present:** Steven, 1751-C and Todd Williams

**IV. DOCUMENTS SHARED:**

- Monthly financials a/o March
- Updates by Bart Jones from March BOD Meeting
- April agenda provided by Samuel Lloyd

**V. MINUTES APPROVAL**

Yes, approved.

**VI. MONTHLY FINANCIALS**

|                          | <b>End of March</b> |
|--------------------------|---------------------|
| <b>Reserve Account</b>   | \$111,092.27        |
| <b>Operating Account</b> | \$13,702.09         |
| <b>Total Assets</b>      | <b>\$124,794.36</b> |

**VII. WINDOW REPLACEMENT REQUESTS - UPDATE**

Fence update: First of next month is the date to finish 1771A, 1771F, 1751D and 1761H.

Garden fence at 1741-A to be added. Any new fences will be removed at owner's expense

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## **VIII. TRIPPING HAZARDS - UPDATE**

Pre-existing tripping hazards will be addressed and solved.

## **IX. PAVED PARKING - UPDATE**

Berkley Squires on repaving the parking areas-Bart communicated on March 16. Sam suggested follow up calls should be every week. George has done research and has acquired phone numbers and emails for Councilman Andy and Melanie (please provide last names). To be continued. Rosalva reported that she has sent a text to Councilman Carlos Enrique Alemán, but thus far there has been no response. She will try again.

## **X. MASONRY WORK - UPDATE**

Masonry work was inspected, debt paid, case closed.

## **XI. LANDSCAPING - UPDATE**

Landscaping project with Landscape Workshop. Project is at a standstill. The quoted price was considered too high. They provided a second estimate for the 1790 building to remove boxwoods, privet old railroad ties; add mulch and do some landscaping improvements for \$12,600. A short discussion ensued in which Clay suggested that we consider building walls instead of RR ties. An estimate for walls will be obtained.

## **XII. SPECTRUM SERVICE - UPDATE**

Taylor Kesterton reported that he has sent the information to Doug for the Board members. Doug has been busy, but he will call again in a week, if no response. Steven Clark has been assigned as the new technician.

## **XIII. DOG SITUATION - UPDATE**

- 1) Tethered dogs at 1760-D and 1741-A. Tethering dogs are not allowed, a warning will be sent to owners.
- 2) Dog barking at 1761-H. It is considered nuisance behavior, a warning will be sent.
- 3) Todd Williams' dog. He requested that his dog be spared from the regulation. He has started training his dog and suggested getting a hydraulic door to prevent further problems.

*The Board of Directors will go into an Executive session after all the Board members discuss the issue and vote.*

During the Executive Session it was decided that we would uphold Article EO5 regarding biting incidents. We discussed that our Rules and Regulations are secondary to those of the City of Homewood Code of Ordinances. Relevant sections of said Ordinances are Article I,I, 4-1, which

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defines vicious animals; 4-1(2), which addresses vicious dogs as not just those attacking persons or other animals, but having the propensity to do so; Section 4-12 addresses the unlawful nature of keeping a vicious dog in the city and describes what are the legal repercussions of refusing to remove the animal from the premises. Section 4-35 describes the penalties for violations or failing to comply.

#### **XIV. CLOSING REMARKS AND ADJOURNMENT - 6:47 pm**

The next virtual board meeting will be on May 18th, 2021 at 5:30 pm.