

**SOUTHERN VALLEY COMMONS PLANNED COMMUNITY  
BOARD OF DIRECTORS MEETING MINUTES  
HELD AT THE ADAMS RIDGE CLUBHOUSE  
MARCH 14, 2017**

**CALL TO ORDER**

The meeting was called to order by Paul Anzaldi at 6:40 p.m.

**ROLL CALL**

Board Members Present: Paul Anzaldi, Chris Miller, and Joseph Cirone.

Management Representative: Diane Bargiband, Property Manager, representing Acri Commercial Realty, Inc.

**FINANCIALS**

The current financials were reviewed against the annual budget. A motion was made and seconded to approve the January and February, 2017 financials with management researching amounts in the miscellaneous income line item on the February financials and the bad debt amount in 2016. The motion passed unanimously.

The Board reviewed the delinquent account report, including accounts with unpaid fines. The Board directed Acri to request a quote from an attorney for the procedure and cost for delinquent account collections.

**APPROVALS OF MINUTES**

A motion was made and seconded to approve the August 29, 2016 meeting minutes. The motion passed unanimously.

**MANAGER'S REPORT**

The manager reviewed correspondence to and from homeowners.

Resale report was reviewed. There were eleven (11) closed sales since August, 2016.

**OLD BUSINESS**

The Board received and reviewed the report on the landlord compliance. Paul directed Acri to use the spreadsheet he provided.

Update on lamp post light replacement program and lamp post issues. The Board directed Acri to send a letter to all homeowners whose lamp post is not operable on April 15<sup>th</sup> with a 30 day deadline to repair. Note on the letter that fines of \$25 weekly will be added to their account until the owner lets Acri know the repairs have been made.

**NEW BUSINESS**

The annual meeting date was scheduled for Monday, May 15, 2017 at 7:00 pm. The Board and Acri will meet at 6:00 pm. Candidate Profiles will be mailed with the Annual Meeting notice.

Community inspections in June and September will be scheduled at the next Board Meeting prior to the annual meeting.

The proposal from JML for mulch upgrade was denied. The spring clean up addendum (no early mulching) was signed by Paul.

**ADJOURNMENT**

A motion was properly made, seconded and carried unanimously to adjourn the meeting at 8:30 p.m.

Respectfully submitted,  
Diane Bargiband, Property Manager