

**SOUTHERN VALLEY COMMONS PLANNED COMMUNITY
BOARD OF DIRECTORS MEETING MINUTES
MAY 9, 2016**

CALL TO ORDER

The meeting was called to order by Paul Anzaldi at 6:00 p.m.

ROLL CALL

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

Management Representative: Kiley Shively, Manager, representing Acri Commercial Realty, Inc.

APPROVAL OF MINUTES

Minutes of the March 7, 2016 Board Meetings– The Board approved the minutes by a motion made by Paul Anzaldi, seconded by Joe Cirone, and carried unanimously.

TREASURER'S REPORT

Review Financial Statement - The Board reviewed the financial statements thru April 2016 and delinquencies. It was reported the association's reserve balance was \$118,740. The financial report was accepted as presented.

MANAGEMENT REPORT

The correspondence was reviewed and accepted as presented.

OLD BUSINESS

The Board discussed the agenda for the annual meeting.

NEW BUSINESS

The Board discussed an alteration request to plant a vegetable garden and install a retaining wall on their hill. A motion was made by Chris Miller, seconded by Joseph Cirone and carried unanimously to approve a rule to state that vegetable gardens are not permitted as they attracts rodents. A motion was made by Joseph Cirone, seconded by Chris Miller, and carried unanimously to approve the installation of the retaining wall.

The Developer has contacted the Association to approve an easement on common area for the use of the sewer drain and to install another sewer line that the Developer will be responsible for. The Board unanimously agreed to approve the easement. The Board advised management to have the association's attorney to review the easement language and advise if the association needs additional language to protect the Association.

NEXT BOARD MEETING

To be determined.

ADJOURNMENT

A motion was properly made, seconded and carried unanimously to adjourn the meeting at 6:45 p.m.

Respectfully submitted,

Chris Miller, Secretary
CM/ks