

**SOUTHERN VALLEY COMMONS PLANNED COMMUNITY
BOARD OF DIRECTORS MEETING MINUTES
HELD AT THE ADAMS RIDGE CLUBHOUSE
September 12, 2017**

CALL TO ORDER

The meeting was called to order by Paul Anzaldi at 6:15 p.m.

ROLL CALL

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

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

GUEST: Attorney Roxanne Julian

- A. Attorney Roxanne Julian attended the meeting and met the Board Members. The proposed Amendment to the Rules and Regulations was reviewed. The Board Members asked the attorney to rewrite the paragraphs that pertain to fines into a simpler format. The revised amendment will be sent to Acri and will be forwarded to the Board for final approval.
- B. The draft letter that will be mailed to the residents was reviewed and approved with a few minor changes.
- C. The Board Members asked the attorney's opinion on what dollar amount a delinquent account should be before turning over for collection. She suggested at least \$150.00 past due.
- D. Discuss at what point non-compliant lease units will be turned over to the attorney for collection, this item was tabled.

FINANCIALS

The current financials were reviewed. A motion was made and seconded to approve the May, June, July and August, 2017 financials. The motion passed unanimously.

APPROVAL OF MINUTES

A motion was made and seconded to ratify the e-vote to approve the May 15, 2017 meeting minutes. The motion passed unanimously.

MANAGER'S REPORT

- A. A resale report was included in the meeting packet. There were six (6) closed sales since March 1, 2017. (100, 128, 152, 177 and 187)

LANDSCAPE

- A. A list of JML services (fertilizing, weed/insect control) with application dates was included in the packet for the Board Members to review.
- B. The Board reviewed mulch color and prices from JML and decided on the upgraded black mulch for the community.
- C. The JML contract was reviewed and the Board Members agreed on a few changes for 2018. The Board directed Acri to send the revisions to JML and ask for a revised proposal for the 2018

landscaping contract to include an upgrade to the mulch. The Board approved a change to the JML contract to remove lawn treatment due to ineffective application and this component was awarded to Tru-Green.

OLD BUSINESS

- A. An updated report from Rinaldo Acri for the leased units was included in the packet. Paul will discuss the report with Rinaldo.
- B. The Board Members reviewed the updated violation spreadsheet and made a decision to fine the owners who did not respond to the letter or bring their property into compliance.
- C. Update on lamp post light replacement program and lamp post issues. Per Paul, most lamp posts are in working order and will be monitored monthly by Joe Shurer. The Board directed Acri to send a letter to an owner for an update on her post light. They were given sufficient time to make the repairs. The letter should give them 10 days to respond or next letter will include a fine.

NEW BUSINESS

- A. Paul suggested sending a notice to the owners that several homes in the community have had roof issues and owners may want to consider having a roof inspection done. This will be included on the letter that is sent to the residents with the Amendment to the Rules and Regulations.
- B. Alteration request:
 - 130 SVC - rear exterior door with built in blinds. A motion was made and seconded to approve the request, paint color must match the previous door color. The motion passed unanimously.

ADJOURNMENT

A motion was properly made, seconded and carried unanimously to adjourn the meeting at 8:45 p.m.

Respectfully submitted,
Diane Bargiband, Property Manager