

**SOUTHERN VALLEY COMMONS PLANNED COMMUNITY
BOARD OF DIRECTORS MEETING MINUTES
September 14, 2015**

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 May 11, 2015 Board Meetings– The Board approved the minutes by a motion made by Joe Cirone, seconded by Paul Anzaldi and carried unanimously.

TREASURER'S REPORT

Review Financial Statement - The Board reviewed the financial statements thru August 2015 and delinquencies. It was reported the association's reserve balance was \$113,291. It was also noted that there are two owners over ninety days delinquent. The financial report was accepted as presented.

A motion was made by Paul Anzaldi seconded by Joe Cirone and carried unanimously to approve the 2016 budget with lowering the monthly assessment from \$25 to \$20 per month. The Board will discuss a rebate from the reserve account to the homeowners at their December meeting.

MANAGEMENT REPORT

The correspondence was reviewed and accepted as presented.

The Board advised management to inspect the buildings after October 1, 2015 to note if any owners did not comply with the painting requests. Any owner that did not comply will receive a fine in the amount of \$25 per day until the painting is completed.

OLD BUSINESS

The Board discussed having mulch applied twice a year, once in April and again at the end of July. Management was advised to ask JML for a price.

The Board advised management to ask JML to weed the utility boxes, not to apply mulch until April first, if they are spraying or pulling the weeds, and when lime will be applied and if it is a liquid or granular.

NEW BUSINESS

The Board advised management to ask two painting contractors for a price to give the paint codes for each unit in the community.

Management will draft a winter newsletter for the community.

NEXT BOARD MEETING

December 17, 2015.

ADJOURNMENT

A motion was properly made, seconded and carried unanimously to adjourn the meeting at 7:43 p.m.

Respectfully submitted,

Chris Miller, Secretary
CM/ks