

**SOUTHERN VALLEY COMMONS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING MINUTES  
MAY 15, 2017**

**CALL TO ORDER**

The meeting was called to order by President, Paul Anzaldi, at 7:03 PM.

**INTRODUCTIONS**

The Board of Directors was introduced: Paul Anzaldi, Chris Miller, and Joseph Cirone.

Also in attendance, Property Manager, Diane Bargiband and Assistant Manager, Barb Keller, representing Acri Commercial Realty.

**DETERMINATION OF QUORUM**

Diane Bargiband advised that the meeting notice was sent in accordance with the governing documents and that a quorum of homeowners was established.

**APPROVAL OF MINUTES**

A motion was properly made, seconded and carried unanimously to approve the minutes of the May 9, 2016 Annual Meeting.

**FINANCIAL STATUS**

Joe Cirone advised that at the end of April, 2017, the operating budget is on target with a total of 112,510 in cash and reserves. A motion was properly made, seconded and carried unanimously to approve the April, 2017 Financials.

**NEW/OLD BUSINESS**

President, Paul Anzaldi, talks about the following with the homeowners:

The homeowners were informed that both ravines in Southern Valley were cleaned of trash spring, 2017.

The lamppost program is working out well as there are no street lights in the Southern Valley Community and the lampposts provide all of the Community lighting at night. The board informed that they are using LED bulbs to provide a longer life span.

Paul recollects on the bulbs that are faulty and informs that the Property Manager, Diane Bargiband, can be contacted at the Acri office to retrieve Brian Borsuk's phone number to get a quote on repairs. If Brian is not able to fix the issue, he has informed that he will provide a name and number of someone that can help.

The homeowners were informed that there are 33 Units that are now leasing their homes. All owners are in compliance with the Lease Amendment except for one (1) homeowner. The Board Members and Acri are currently working to get this issue resolved.

A recent alteration was mentioned in which a homeowner asked permission to install a screen door and wanted to make all homeowners aware of the specifications in what they are looking for; all glass door or split door with a screen on top with an inch or less of a middle bar.

The HOA responsibilities were visited and Paul explains that Southern Valley is a PUD Development. Some of the HOA responsibilities include grass cutting and mulching, utility boxes, etc.

Some of the homeowner responsibilities include sidewalks, shrubs, bushes, roofs, and the devil strip, which is the grass between the sidewalk and the road.

The homeowners were reminded that all exterior alterations have to be approved by the board. Whenever a homeowner is adding or removing anything on the exterior of the home, an alteration form should be filled out and presented to the Board. The Board will not ask for an alteration request to be sent in for something small such as replacing a dead bush.

### **INTRODUCTION OF NOMINEES**

It was announced that there is one vacancy for the Board, Paul Anzaldi; a three year term. Paul Anzaldi expressed his desire to be re-elected to the Board. No other owners expressed interest. A motion was properly made, seconded, and carried unanimously to close the nominations from the floor. By acclamation Paul Anzaldi was elected to the Board for a three year term.

### **HOMEOWNER COMMENTS**

New homeowner asks about tick treatment in the Community. An increase in dues would need to be assessed to cover these costs and there may be pushback from the homeowners.

748 Norwegian Spruce – thistle removal was brought up and how it was started. Paul informed the homeowner that this would be looked at by the Board during the walk around and that they most recently retrieved a quote from JML that is costly.

### **ADJOURNMENT**

A motion was made properly made, seconded and carried unanimously to adjourn the meeting at 8:11 PM.

Respectfully submitted,

Chris Miller, Secretary

CM/ks