

**SOUTHERN VALLEY COMMONS ASSOCIATION
ANNUAL HOMEOWNERS' COMMUNITY MEETING MINUTES
May 13, 2024**

CALL TO ORDER

The meeting was called to order by Treasurer, Joseph Cirone, at 7:01 PM.

INTRODUCTIONS

The Board of Directors and additional guests were introduced:

Board: Joseph Cirone and Brian Brant. Paul Anzaldi unable to attend.

Carson Tanda representing Custom Community Management.

No Nominations received for open board seat besides incumbent.

Quorum declared per association guidelines. Motion to approve 2023 meeting minutes was made and approved.

FINANCIAL STATUS

Joe Cirone advised that we finished 2023 \$4058 under budget because of decreased expense for snow removal. No Capital Expenditures were required in 2023. The operating budget is currently at \$71,912 in cash and reserves with \$46,890 in receivables due. General discussion around receivables and collectability and enforcement options. One homeowner who leases property in litigation for years accounts for almost all the receivables. Ongoing legal concern.

No dues increase is planned for 2025. A motion was properly made, seconded, and carried unanimously to approve the 2023 Financials.

NEW/OLD BUSINESS

Joseph Cirone, Treasurer, talks about the following with the homeowners:

Leased Units update: We are at 12 % vs 10% target as of now with 21 approved leased units. This is an increase of 2 additional units over 2023. These units were grandfathered in as they were purchased prior to the amendment. Leasing concerns were discussed, and it was noted that at one time we were at 24%. Annual inspections have continued to improve year over year as leasing levels drop, despite a couple outliers being addressed via board action. Lower pride of ownership and maintenance in leased units remains a concern.

Lamp posts: in overall good condition. Noted that Paul Anzaldi still has replacement bulbs should anyone need them. A small number of posts were seen to need repairs during inspection and homeowners were notified.

Landscaping maintenance:

Noted that we will continue to work to get JML and Tru-green in sync relative to trimming and treatment. Question from floor regarding adding trees to common areas for improved aesthetics. This would be a large capital expenditure and not within current budget as we working to build back reserves. Replacement of trees on homeowners' property was discussed, particularly as relates to close spaces between driveways. Many existing trees are causing damage to underground utilities and driveways or are in poor health. We will look to JML to recommend alternative species, and Board may make exceptions on replacing trees where appropriate.

Alteration requests: Any structural alterations require a request. The homeowners were reminded that all exterior alterations must be approved by the board. Whenever a homeowner is adding or removing anything on the exterior of the home, an alteration form must 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. Failure to submit an alteration request will result in A) a \$50 fine for alterations that would be board approved or B) a \$100 fine for alterations that would not meet approval and continued \$100 fine every 30 days until alteration was returned to its original or a compliant state.

Concern was raised about snow removal in common sidewalk areas such as the cul-de-sac and stretches in between units, particularly around the salt being used damaging the concrete. This will be discussed with JML as the common area sidewalks are Association responsibility. Discussion regarding ongoing drainage issues for certain units. This has been at issue since development was established and were poorly designed. Diversion swales and drains on individual property are the homeowner's responsibility.

Trash removal in common catch basin areas and overall sloppiness of Vogel Disposal was discussed. Catch basin clean up to be reviewed again with JML. Vogel is private contractor and nothing we can do to effect change.

INTRODUCTION OF NOMINEES

It was announced that there is one vacancy for the Board, Paul Anzaldi, a three-year term. There were no new nominations. Paul had submitted his nomination form in writing and expressed his desire to be re-elected to the Board, a motion for a voice vote was made and accepted and he was re-elected by acclamation.

ADJOURNMENT

A motion was made properly made, seconded and carried unanimously to adjourn the meeting at 7:45 PM

Brian Brant, Secretary.