

**SOUTHERN VALLEY COMMONS ASSOCIATION
ANNUAL HOMEOWNERS COMMUNITY MEETING MINUTES
May 8, 2023**

CALL TO ORDER

The meeting was called to order by President, Paul Anzaldi, at 7:01 PM.

INTRODUCTIONS

The Board of Directors and additional guests were introduced:

Board: Paul Anzaldi, Joseph Cirone and Brian Brant.

Devin Creep, Carson Tanda representing Custom Community Management.

No Nominations received for open board seat beside incumbent.

FINANCIAL STATUS

Joe Cirone advised that we finished 2022 \$6149 over budget as a result of increased expense for snow removal and additional legal fees for delinquent fee and fine collection. Income rose \$14,325 as a result of collection of delinquent fees and fines. No Capital Expenditures were required in 2022. The operating budget is currently at \$76,945 in cash and reserves with \$42,600 in receivables due. Dues increase from \$30 to \$35 was approved by the board to improve cash reserves. A motion was properly made, seconded, and carried unanimously to approve the 2022 Financials.

NEW/OLD BUSINESS

Point of order from the floor regarding no quorum being declared. Noted and stated that we do have a quorum per association guidelines.

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

Fence amendment was rejected by a wide margin.

Lease amendment update. We are at the 10% target as of now with 17 approved leased units.

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 concern.

Lamp posts in overall good condition. Paul stated has replacement bulbs should anyone need them. Concerns raised over different door colors. These were part of original Ryan design.

Landscaping maintenance. Request to homeowners to water trees during severely dry conditions. Question raised about determining ownership and responsibility for trees. HO's need to look at deed/plot map. Noted that we will try to get JML and Tru-green in sync relative to trimming and treatment. Comments from HO's relative to dumping along north side of Norwegian Spruce ravine. Noted that SVC does not control any common area below 701 Norwegian Spruce

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 raised about snow removal in common sidewalk areas such as the cul-de-sac and stretches in between units. These should be handled by the contractor and will be addressed for 2023 winter.

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.

INTRODUCTION OF NOMINEES

It was announced that there is one vacancy for the Board, Brian Brant, a three-year term. There were no new nominations. Brian 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 7:40 PM

Brian Brant, Secretary.