

**SOUTHERN VALLEY HOA  
ANNUAL MEETING  
May 21, 2018 @ 7:00 p.m.**

**CALL TO ORDER**

The meeting was called to order by President, Paul Anzaldi at 7:06 p.m.

**ROLL CALL**

Board members present were Paul Anzaldi and Chris Miller. Joseph Cirone was absent.

Angela Rankin was present representing Cranberry Community Management.

**DETERMINATION OF QUORUM**

Angela Rankin advised the meeting notice was sent in accordance with the governing documents and a quorum of the homeowners was established.

**APPROVAL OF MINUTES**

A motion was properly made, seconded and carried unanimously to approve the minutes of the May 15, 2017 Annual Meeting.

**CHANGE IN MANAGEMENT COMPANY**

Paul introduced Angela Rankin with Cranberry Community Management and welcomed the new management company.

**FINANCIALS**

Paul reviewed the 2017 Budget vs Actual Report. Paul stated the snow removal and landscaping expenses are the two largest expenses of the budget. It was discussed, of the yearly fees – 74% is for landscaping and snow removal, 9% is for administrative costs and 17% are for misc. costs. It was also reported the JML costs escalated from \$34.00 per home to \$51.00 per home – this resulted in an increase of 65%. JML stated the increase was due to employee costs. The Board could not justify a 65% increase in fees when there were several landscaping issues. As a result, the Board choose to contract with MMC Landscaping.

Paul also stated there were no Capital Expenditures in 2017 and none were planned for 2018.

### **Tru Geen**

Paul reported that the Board agreed to contract with Tru Green for the fertilization, weed & feed of the community. By separating out the fertilization the community should see a much better result regarding weed control.

### **SPRING CLEAN UP OF RAVINE**

Paul stated that MMC will schedule the maintenance of the ravine as soon as possible.

### **LAMP POST PROGRAM**

Paul stated that the lamp post program was started in the first year. There were 100 out of 170 lights that were out and in need of replacement bulbs. The program is working good and the Board looks forward to continuing the program.

### **COMMUNITY INSPECTION**

Paul reported an inspection of the entire community will be scheduled for some time in the near future. Paul reminded everyone to inspect the outside of their property and take the necessary action to keep their property looking good.

### **SVHOA vs Homeowner Responsibilities**

As a reminder, in the annual meeting packet was a list of HOA responsibilities and a list of homeowner responsibilities. The Board asked that all homeowner review and become acquainted with the list.

### **ROOFS**

It was reported that over 30 roofs within the community were having issues. Several of homes were having the same roof issues. Paul recommended that all homeowners should have their roof inspected to make sure there were no issues. The Board and several other homeowners have contacted Peak Performance Roofing to inspect and repair their roof, if needed.

### **BOARD NOMINEES / ELECTION OF BOARD MEMBERS**

It was announced there is one vacancy for the Board for a three year term. Ms. Charlotte Comito of 717 Norwegian Spruce Drive expressed her desire to be elected to the Board. No other homeowners expressed an interest. A motion was made, seconded and carried unanimously to close the nominations from the floor. By acclamation Charlotte Comito was elected to the Board for a three year term.

### **ADJORNMENT**

A motion was made, seconded and carried unanimously to adjourn the meeting at 8:20 p.m.