

**SUN VALLEY HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING, JANUARY 17, 2007**

The Sun Valley Board of Directors met on January 17, 2007 in the Odyssey Middle school. The meeting was called to order at 7:05 PM by President Brian Krol. In attendance were Brian Krol, Frank Burat, Tom Kennard, Tim Motlow, Paul LeTourneau, Providence Piekara, and Jerry Solomon. Lori Crane and Dominic Popolizio were not in attendance. Tim Motlow read the minutes of the Board meeting of December, 2006. Tom Kennard moved that the minutes be approved as corrected. It was seconded by Providence Piekara and unanimously approved by the board.

**TREASURER'S REPORT:** The Treasurer's report was given by Tom Kennard. All checks written were paid in a timely fashion ending the year with a significant increase in our reserves. We had one deposit and twenty-one withdrawals in this cycle. Jerry Winger will be contacted next week for the end of the year audit and IRS statement. The increase in reserves shows that we are not wasting any money and we got a lot of projects done in this budget. We are now collecting assessments and within the next two months we will be buying another CD when the current one goes out and turning it over to make the most interest possible. Brian and Tom gave a clarification of the January through December Profit and Lost sheet of the treasurer's report. Provi made a motion that we keep MY FUTURE on as our accountant. It was seconded by Tim and unanimously approved by the board. Tom made a motion that we keep Gefland and Arpe as our lawyers for the next year. It was seconded by Frank and unanimously approved by the board. Brian requested that Jerry Solomon be added as far as attorney contact privileges to the current list of Tom Kennard, Brian Krol, Frank Burat and it was Lori Crane, who will be removed to add Jerry Solomon. Provi moved that the aforementioned request to add Jerry Solomon to the attorney contact privilege list replacing Lori Crane. It was seconded by Frank and unanimously approved by the board. Provi moved that the treasurer's report be accepted as given. It was seconded by Frank and unanimously approved.

**CORRESPONDENCE:**

Brian brought the board's attention to a letter of recommended action from Gefland and Arpe regarding the case against Kevin Monahan, lot #423. Mediation is set for January 25<sup>th</sup>. Tom Kennard moved that the recommendation be approved as written giving the attending board members the right to settle for the board. It was seconded by Provi and unanimously approved by the board.

Lori Crane has resigned from the board. Dominic Popolizio has sold his house and has also resigned from the board. He is still living there recuperating from his broken hip. He will continue for a time to handle garage sales as a volunteer, but that responsibility will have to be filled. Maria Marino volunteered to serve on the board Tom moved that Maria be accepted on the board of directors. It was seconded by Provi and unanimously approved by the board.

We were contacted by someone regarding our cable contract. Tom will be meeting with him to see what we may benefit by renegotiating.

## **OPERATIONS:**

### **MAINTENANCE:**

Frank reported that the basketball backboard and rim has been replaced as well as the bike rack.

### **POOL:**

Tom reported that we have another leak in the pool. The last leak was back in November. We paid \$450 for pressure testing to find the second leak the second leak is in the gutter of the pool. We received a quote of \$600 for the gutter leak and \$700 for the earlier leak. The work was done due to the level of activity and usage at the pool.

### **LANDSCAPING:**

Kay reported that there are new benches in the Butterfly Garden thanks to Tom Kennard. There is still an issued to be resolved with the maintenance company regarding isolated watering of the butterfly garden area and the capability to do so. Kay and Marsha are to get back with the board regarding the addition of trees, their locations and how much they cost. Paul will assist.

### **ARC REVIEW**

Frank passed out reports for the last three meetings with 16 applications submitted. This represents a decrease in activity with the majority of the applications for painting, screens, etc. Meetings will be the second Tuesday of every month.

### **NEWSLETTER**

Maria was commended for an excellent newsletter and we look forward to all upcoming issues. There still seems to be some problems with the post office that Tom is working out looking to have the neighborhood kids deliver. She reported that the next deadline will be February 23<sup>rd</sup>.

### **SV HOA Web Site:**

Paul reported that some headway is being made. Other assistance is being provided and it is believed that next week things will get started. Billing issues were discussed and Paul and Tom will sort out that information

### **GARAGE SALES:**

Brian relayed that Dominic reported one garage sale and all went well.

### **COBWRA:**

No report available.

### **RULES AND REGULATIONS:**

Jerry passed out a table of all pertinent activity since the last meeting. Explanation of this information was shared and discussion ensued and concluded with all understood. Maria agreed to coordinate with Jerry for follow up. The board thanked Jerry for his work and expressed how the thank you letters have gone a long way in keeping this process amiable.

### **COMMUNITY RELATIONS:**

Movie Night – Provi reported the progress made in contacting the vendor who did the picnic. It was suggested that we take Jerry's projector and do a trial movie showing against the racquetball court to determine the logistics involved and whether that would be sufficient for a

movie night or do we need more. Planning for the next community party was also suggested and a date of June 2<sup>nd</sup> was tentatively set.

### **OLD BUSINESS**

**Front entrance curb report:** Tom reported that his last call to Aaronson's office was not successful however he believes that within the next two days or so we will have a yes or no answer.

**Parking lot resurfacing and striping:** Frank reported that he should have some bids in by the next meeting.

### **NEW BUSINESS**

#### **CONTRACTOR BIDS RECEIVED WERE REVIEWED BY THE BOARD AND APPROVED FOR 2007 AS FOLLOWS:**

**Pest Control** – Paul made a motion that we keep Boca Raton Pest Control. It was seconded by Frank and unanimously approved by the board.

**Pool Service** - Paul made a motion that we keep Carl's Pool Service. It was seconded by Provi and unanimously approved by the board.

**Lake Cleaning** –Paul made a motion that we keep Advance Aquatics. It was seconded by Provi and unanimously approved by the board.

**Landscaping** - Tom made a motion that we keep PMA Landscaping It was seconded by Frank and unanimously approved by the board.

**Maintenance** - Jerry made a motion that we give Joel a \$100/mo. raise. It was seconded by Provi and approved by the board with one abstention.

### **NEW PROJECTS**

- 1. Front entrance sign replacement**
- 2. Tennis court resurfacing** – Paul to bring in bids for the work next month.

### **GOOD AND WELFARE**

Concern was shared by a home owner that there are a number of trailers being left in driveways for alarming time periods. Frank and Jerry assure him that this is something that needs to be reported and will be addressed

Tom moved that the meeting be adjourned at 9:11 P.M., it was seconded by Provi and unanimously approved by the board.