

**SUN VALLEY HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING, JUNE 20, 2007**

The Sun Valley Board of Directors met on June 20, 2007 in the Odyssey Middle school. The meeting was called to order by President Brian Krol. In attendance were Brian Krol, Frank Burat, Tom Kennard, Tim Motlow, Maria Marino, Jerry Solomon and Paul LeTourneau. Providence Piekara was not in attendance. Tim Motlow read the minutes of the Board meeting of May, 2007. Tom Kennard moved that the minutes be approved with corrections. It was seconded by Frank Burat and unanimously approved.

TREASURER'S REPORT: The Treasurer's report was given by Tom Kennard. We had 26 withdrawals and 11 deposits. Some of the larger checks that were out of the norm were Bulldog Fencing for the project around the racquetball court which wasn't paid until May and Bill Murphy, the welding man and A-1 Industrial Products was the material used to make the spindles to secure the racquetball and tennis courts . All other checks were evaluated and are appropriate and were paid in a timely manner. At the time of this meeting 11 assessments are still unpaid. Frank moved that the treasurer's report be accepted as given. It was seconded by Tim and unanimously approved.

CORRESPONDENCE:

Brian reported that we have received several letters of appreciation for the community party from homeowners.

Jason Debronz offered to throw his hat into the ring and become a board member. He will be filling the position we have open from Dominic who left us. Jason has been a resident of Sun Valley for approximately a year and a half and works for Broward County Emergency. He has already started helping out with Rules and Regulations. Frank made a motion that we accept Jason as a new board member. It was seconded by Tom and unanimously approved by the board.

OPERATIONS:

MAINTENANCE:

Frank reported that the racquetball courts fence repairs as well as any other fence repairs in the park area are finished. Park benches and trash cans have been installed with the help of several board members and our maintenance man.

We have had some vandalism within the last month. A couple of fence panels at the pool were kicked in. Pipe leading to the spigot out by the water fountain was damaged as well as the door to the custodial closet. The plumbing has been repaired and the fence has been repaired. The closet has had the lock changed and the door will be repaired by next week.

ARC REVIEW

Frank reported three applications this month were reviewed. These applications were all for exterior painting with approvable colors.

POOL:

The pool ladies were not present.

NEWSLETTER

Maria reported to everyone that the next deadline will be June 22nd. There are a lot of people renewing their ads. The price is \$75 for the newsletter and they are being charged \$10 more for the website.

SV HOA Web Site:

Maria reported that the pictures of the community party were posted on the website. The board commended Maria for the excellent job. Maria requested the March and April approved minutes for posting.

GARAGE SALES:

There were two garage sales reported this month.

LANDSCAPING:

Kay reported that work was done on the butterfly garden. Brian shared that there are security issues that have come up regarding the garden. We will be opening up an entrance on the opposite side along El Clair Ranch Rd to increase visibility of the interior. Frank requested the input of both ladies as to which plants could be moved and Tom is working on getting some signs for the garden. Margaret has agreed to assist with the landscaping committee and suggested a heart walk path be considered by the board in the Nursery Lane retention area. A prior request was made to the county and Tom will assist with reapplying. The tree project was readdressed and Jason agreed to assist with contacting a contractor.

COBWRA:

Brian reported that the issue of security was discussed with the rise in vandalism since school has been out and hurricane preparedness was discussed. There will not be a July meeting and the next meeting will be August 15th where they will be speaking with state representatives regarding the property tax issue.

RULES AND REGULATIONS:

Jerry reported that first letters were sent and responses received since last meeting. A second letter response was received from the owner of 9657 Majestic Lane was discussed. ARC forms and an estimate of completion date of the various issues reported were decided by the board. It was further clarified that exterior modifications includes the rear of all properties. There were two more responses to second letters indicating resolution that will be verified.

COMMUNITY RELATIONS:

Provi was not in attendance. The board commends her for the wonderful job done on the community party.

***OLD BUSINESS**

Front entrance:

Brian suggested that we paint the small area that needs to be painted and get an electrician out to see if there is an inexpensive solution to the lighting problem. Also suggested was going forward

with the planting of seasonal flowers. Kay will send recommendations to Tom to be forwarded to Frank.

Front entrance curbing:

Tom reported that he has been in contact with county commissioner's office and expects to have scheduling info by next meeting.

Flood control:

Tom reported that the weirs were oiled and exercised. They are in good working condition with no evidence of the need for repair. We are ready for the flood season.

NEW BUSINESS

Retention Ponds:

Paul reported that he receive a couple of emails with different opinions about what is happening. No one is interested in being on the committee. The issue of what needs to be done and what the ARC can allow to be done must be determined regardless of who is responsible for the cost.

Cameras:

Frank reported that he spoke with a resident involved in surveillance and it was suggested that we need cameras that can be wired into our existing wiring, a DVR placement and a monitor. Cost will be determined by hard drive size and whether we are going wireless. Hope to have more information shortly.

GOOD AND WELFARE

Homeowner requested advice on how he can clean his roof as requested by Rules and Regulations, with the water restrictions. He was given suggestions as to chemical cleaning and that he is allowed to clean his roof regardless of the restrictions.

Another homeowner asked about the existence of funds set aside by the board for retention pond reclamation. They were asked if they would join the committee investigating this issue. Further discussion occurred on the issue laying out suggestions for the homeowners and the desire of the board to address the issue through the formation of the committee.

Frank moved that the meeting be adjourned at 8:37PM. It was seconded by Tom and unanimously approved by the board.