

SUN VALLEY HOME OWNER'S ASSOCIATION BOARD OF DIRECTORS MEETING HELD ON JUNE 21, 2006

The Sun Valley Board of Directors met on June 21, 2006 at the Odyssey Middle School. President Brian Krol called the meeting to order at 7:05 P.M. Directors present at the meeting were Frank Burat, Lori Crane, Brian Krol, Dominic Popolizio, and Paul LeTourneau. The minutes of the May Board Meeting were not read and unavailable for approval. It was announced that Alan Pettigrew has been ill and is unable to take an active role in the Board; he was wished well.

Treasurer's Report: Brian Krol presented an accounting of the budget. All the checks that have been written have cleared and everything is in good order. The community party in early June was on budget and roughly 350 people were in attendance. Kudos was given to all who helped to make the day such a success. Fifty dollars were deposited into the account from the 50/50 drawing. It was noted that we are still working to collect Association Fees from five homes. Frank moved to accept the report. Lori seconded the motion and the motion carried.

Correspondence:

- A brief follow up to the Mullings rental agreement was given and a letter was distributed to Board members regarding the terms of the rental agreement.
- It was moved by acclamation to welcome Providence Piekara to the Board. Provi has been a member of the community for eighteen years and will be working on community relations projects.

Operations:

- Frank Burat informed the Board that plantings have been completed and the bath house repairs are done (both the roof and the painting). We are still working to remove the hedge around the pool area. Once the hedge is gone, a new fence will be installed.
- The canopy in the pool area needs to be repaired and it was recommended that we consider replacing the canopy. An estimate for replacement was given at \$2300. The Board agreed to evaluate the canopy and vote on replacement at the next meeting.
- The sprinklers are still in need of repair and we are continuing to evaluate them and repair them.
- It was recommended that we consider improving the lighting in the park area by the pool; however, no estimates have been obtained for the project. In addition, we are continuing to work on the lights by the entry trees.
- We are continuing to investigate the placing of curbing at the entryway to the community. We are investigating resources available to assist us in this endeavor through C.O.B.W.R.A.

A.R.C.: Paul and Lori passed out the minutes from the previous meetings. Homeowners are continuing to make repairs to their homes and the ARC is busy. Paul discussed finding a community member to assist the Board with secretarial work. Discussion ensued about this person's job responsibilities and whether MyFutures can provide some assistance with some of these projects. It was agreed that a job description needs to be written outlining the exact responsibilities before the Board can act on the initiative.

Pool: Brian reported that we have roughly \$7,000 from pool memberships. We have about 45 members at this point.

Newsletter: A newsletter will be published in July and everyone was encouraged to write materials for submission.

Website: We are continuing to work to update the website. Brian will be contacting a teacher in the community who has offered to work on the project. Paul offered to assist in the process.

Garage Sales: Dom reported that there were two during the past month and that everything went well.

Landscaping: No report was given

C.O.B.W.R.A.:

- We are carefully watching the school board boundaries for Park Vista High School. The next school board meeting on the issue will take place on August 24, 2006 at 6:30 P.M. Frank suggested that we get T-Shirts for community members to wear to the meeting and obtained an estimate for \$3.90 per shirt and recommended purchasing 250 shirts. It was decided to table the proposal until the July meeting as they could be obtained in a timely manner.
- With the change from Adelphia to Comcast as our cable provider, we attended a meeting and it appears that there will be no impact to the bulk agreement that we currently have with Adelphia.

Rules and Regulation:

- Frank reported that we have completed the initial survey of roofs in the community and that he is working on a second letter to send out to homeowners.
- We have contacted a homeowner about a wrecked car at the residence and the car has been removed.
- Frank is looking at sending out letters to homeowners regarding violations. He is going to begin with the top ten violations and continue from there.

Community Relations: Provi will be working on Community Relations and will be creating welcome baskets to give to new community members. A budget of no more than \$50 per basket was given for this project.

L.W.D.D.: It was reported that the gates were recently greased.

Old Business:

The community party was such a success that it was recommended that it becomes an annual event for the community.

New Business:

Further discussion ensued regarding the Park Vista boundary lines. All members were concerned about a possible redistricting by the school board and we will continue to monitor the proposed boundaries.

Adjournment: The meeting adjourned at 8:10 P.M.

Minutes respectfully submitted by Lori Crane