

**APPROVED MINUTES
SUN VALLEY HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING, AUGUST 15, 2007**

The Sun Valley Board of Directors met on August 15, 2007 in the Odyssey Middle school. The meeting was called to order at 7:09 PM by President Brian Krol. In attendance were Brian Krol, Tom Kennard, Tim Motlow, Frank Burat, Providence Piekara and Maria Marino. Jerry Solomon, Jason Dobronz, and Paul LeTourneau were not in attendance. Tim Motlow read the minutes of the Board meeting of July, 2007. Tom moved that the minutes be approved with corrections. It was seconded by Frank and unanimously approved.

TREASURER'S REPORT: The Treasurer's report was given by Tom Kennard. We have 7 people who have not paid their assessments, 4 of which are in foreclosure. All checks and withdrawals were evaluated and were paid in a timely fashion. Frank moved that the treasurer's report be accepted as read. It was seconded by Provi and unanimously approved.

CORRESPONDENCE:

Brian reported that there was a grievance committee meeting on the 14th of August. There were no minutes available; however there were four people who went to grievance. The first was Lot#432 for the painting of tiles without ARC approval. The committee decided that the painting was not out of the standard of the community and sided with the homeowner. That case was closed. The second case was Lot#358 for a bad roof that needed to be addressed. The homeowner did not attend the meeting or respond to the certified letters. The committee is sending out a letter giving them a twenty day notice after which they will be fined \$100 a day. Number three was Lot#151 where all of the violations listed were addressed. The committee did notice that not listed was the need for house painting. A letter will be issued for that violation by Rules and Regulations. Number 4, Lot#330 is a house with a damaged roof that has had a blue tarp on it for two years. The homeowner did attend the meeting and stated that they have finally settled with their insurance company. They were given 90 days as long as they provide the grievance committee documentation from a roofer that the job is going to be done. If not, they will be fined \$100 a day. An ARC form also needs to be filed.

OPERATIONS:

MAINTENANCE:

Front entrance: Frank reported that for the front entrance the plants have been pulled and we are getting a contractor started on the up lighting of the sign.

The Butterfly garden has been opened up more and our landscaping company will be taking a prominent role in its upkeep. There have also been some trees planted in that island area.

Pool cleaning: We have had a lot of trouble with the contractor, Carefree pools. Frank moved that we fire Carefree pools. It was seconded by Provi and unanimously approved by the board. Karen Slater of the pool committee has found a new contractor, Bob's Blue Pools who is ready to start September 1st, at the same price of \$350 a month. Frank move that we hire Bob's Blue Pools. It was seconded by Provi and unanimously approved by the board.

Frank mentioned the suggestion from the last meeting of planting bougainvilleas at the end of El Clair Ranch Rd. Brian reported that after looking at the wall he noticed that there are bougainvilleas planted on the other side of the wall maintained by Sun Valley East. He suggested that we ask them to have their gardener let them grow beyond their present two foot height and we can place a wrought iron railing on the top of the wall. Tom moved that we have a wrought iron railing installed on the top of the wall at the end of El Clair Ranch Rd. It was seconded by Frank and unanimously approved by the board.

Frank reported that he will have the maintenance man look into replacing the custodial closet door at the pool with a metal door.

ARC REVIEW

Brian reported that there were three applications approved at the last meeting. Two applications were for exterior painting and the third for a new metal roof. They were all approved.

POOL:

No report.

NEWSLETTER

The last newsletter will be moved up to the end of October in order to facilitate advertising for Board of Director candidates. Maria was commended for excellent bookkeeping of the advertising payments.

SV HOA Web Site:

Maria reported that the site was updated in a timely fashion with the new garage sale form and the water restrictions change. Having just received the minutes they had not been added to the site.

GARAGE SALES:

There were no garage sales reported this month.

LANDSCAPING:

Brian reported that the work was done on the butterfly garden. We will be replacing the flowers at the front entrance. We will also be getting with the landscapers about putting the flowers around the trees along the entry. Four new trees have been planted in the island with the Butterfly garden.

COBWRA:

Tim reported that the meeting was held at Cascades and the main topic was property taxes. There were several representatives present who fielded questions. Explanations and opinions were offered by many with the bottom line being that educating our homeowners about the coming vote in January is of the utmost importance through forums. Also reported was that crime has decreased and will decrease even more when school starts.

RULES AND REGULATIONS:

Jason was not in attendance. He was commended for the work he has done in Jerry's absence. The previously discussed grievance meeting results reflect how well things are being handled.

COMMUNITY RELATIONS:

Provi reported that for new homeowners we should send a welcome card as well as acknowledging them in the newsletter. She is still in need of a help committee. Brian suggested that we schedule the forum for informing the homeowners about the upcoming property tax vote with the "Movie Night at the Park" for the last week of October. Tentatively we will schedule it for October 27th.

***OLD BUSINESS**

Cameras:

Frank reported that after speaking with several companies and reported difficulties with a wireless system the cost and security needed has brought us back to looking into something simpler. Frank will continue to investigate. Brian suggested that we also advertise that we encourage homeowners who ride their bikes in the neighborhood wear special tee shirts keeping an eye on the neighborhood.

Front entrance curbing:

Tom reported that the curbing should be done by the next meeting.

Retention Ponds:

Brian and Jim have begun to look at the lakes. The weather has hindered this somewhat however they will have the engineering company look at two of the lakes they were able to investigate.

NEW BUSINESS

Annual Meeting Scheduling: The selection of a date for the annual meeting was discussed. It was decided that Tom will try to secure November 28th or the 29th. Once the date is finalized we will begin to advertise the meeting as much as possible, including putting the proxy form on the website.

GOOD AND WELFARE

A letter was submitted by Mr. Solinski to the board requesting that his name no longer be included in any further legal proceedings and/or mediations between the Sun Valley HOA and Kevin Monahan, lot #423.

Frank moved that the meeting be adjourned. It was seconded by Provi and unanimously approved by the board.