

## **SUN VALLEY HOME OWNER'S ASSOCIATION BOARD OF DIRECTORS MEETING HELD ON SEPTEMBER 20, 2006**

The Sun Valley Board of Directors met on September 20, 2006 at the Odyssey Middle School. President Brian Krol called the meeting to order at 7:08 P.M. Directors present at the meeting were: Tom Kennard, Provi Piekara, Jerry Solomon, Dom Popolizio, Brian Krol, Paul LeTourneau, and Lori Crane. The minutes of the August 16, 2006 Board Meeting were read by Brian Krol. Corrections were made and Tom Kennard moved to approve the amended minutes. The motion was seconded by Provi Piekara and the corrected minutes were unanimously approved. Due to the absence of the secretary, Brian appointed Lori Crane to record the minutes for the meeting.

**Treasurer's Report:** Tom Kennard presented an accounting of the budget. All the checks that have been written have cleared. We had three deposits and fifteen withdrawals during the past month. At this point, two homeowners have not paid the annual assessment and the board has turned these two cases over to the attorney. Board members were instructed not to involve themselves in the collection of these fees as the attorney will be handling all communication in this particular matter. Tom Kennard is investigating the possibility of removing the tax from our F. P. L. bill. A motion was made by Lori Crane to accept the Treasurer's Report as presented. Paul LeTourneau seconded the motion and the board unanimously approved the report.

**Correspondence:** Brian Krol reported no correspondence for the month.

### **Operations:**

**Cleaning:** Brian Krol informed the Board that we have a bid of \$1,746 to pressure clean the common areas of the development. This would include the front sidewalks as well as the entry signs. Paul LeTourneau moved to accept this bid. Jerry Solomon seconded the motion and the bid was approved by the Board.

**Basketball:** Paul LeTourneau reported difficulty finding a board to fit the current pole. Provi Piekara offered suggestions for a solution and will work with Paul LeTourneau to communicate with a local company who might be able to find a workable solution to install a new backboard. Jerry Solomon mentioned a possible safety issue with trying to retro-fit a new backboard. With no solution at hand, the issue was table so that additional information could be obtained.

**Pool Canopy:** Currently, we have two bids. Concerns were expressed about the compatibility of the two bids and if they were similar enough to compare. Paul LeTourneau knows of another company who would like to bid on the project and will work to obtain a third bid for the project.

**Bike Rack:** Provi Piekara has a local person who could sell us bike racks. Using a local person my offer substantial savings as it mitigates the need for shipping costs. Paul LeTourneau moved to approve a \$500 budget for purchasing bike racks for the park area. Provi Piekara seconded the motion which was carried by the Board. Brian Krol appointed a committee of Paul LeTourneau, Provi Piekara, and Lori Crane to select and purchase bike racks.

**Play Ground:** Other ideas were discussed for the playground area. Lori Crane passed out information on a see-saw for the park. Discussion ensued about the needs of the park and the current budget. It was decided that we will investigate park usage and create a vision for the park area which is based on usage by the community. Brian Krol appointed Paul LeTourneau, Provi Piekara, and Lori Crane to this committee.

**Curbing:** Brian Krol is still investigating having the county to curb the front entrance to the community. Tom Kennard agreed to assist Brian in this investigation once the park lighting project was completed.

**Park Lights:** Board members had received bids on this project at last month's meeting and having had time to read and review them discussed the various bids. Quickly, the Board narrowed the discussion to two bids. Tom Kennard moved to accept the Ledbetter Bid and Paul LeTourneau seconded the motion. Of the seven members present, four members approved the Ledbetter Bid with two members opposing it and

one member abstaining from the vote. Brain Krol appointed a committee composed of Tom Kennard, Frank Burat, and Lori Crane to determine some of the aesthetics of the new lights.

**Tennis Courts:** Paul LeToureau submitted a proposal of \$11,900 to repaint, patch, topcoat and provide new nets for our four tennis courts. Paul LeToureau reported being unable to obtain a bid for only painting the courts. Dom Popolizio expressed a concern regarding people outside our community using our courts. Brian Krol proposed that we investigate the use of the courts and a long term plan for the community. Provi Piekara suggested we survey the community to assess park usage and utilize feedback from homeowners to allocate funds for the park area.

**Pool:** No report was available regarding additional keys for the pool area; however, the locks have been fixed.

**Newsletter:** The most recent issue was outstanding and Maria was thanked for her work in developing it. The next issue should be out soon.

**SVHOA Web Site:** There have been no changes to the website. Issues have arisen regarding access to the materials. A password needs to be obtained so that we can access and update the website. Brian Krol agreed to talk with Peter about needed passwords.

**A.R.C.:** Lori Crane distributed minutes from the previous three meetings. She informed the Board that the final batch of pictures was taken.

**Garage Sales:** Dom Popolizio reported that we had one garage sale this past month.

**Landscaping:** No updates were given.

**C.O.B.W.R.A.:** Ann Marie reported on several key issues. First, our vocal opposition to the School Board's proposed redistricting was very powerful. She believes that this issue is not one we should be concerned about at this time. Second, she distributed help signs that homeowners could use during a disaster. Third, there have been robberies in the area. Note, that we have not had any in Sun Valley, but that we should be vigilant and lock our homes and vehicles. Finally, she reported on a 25<sup>th</sup> anniversary party on November 15, 2006 at 11:30 P.M. Lori Crane moved that we purchase a table for the event. Provi Piekara seconded the motion. It was unanimously approved by the board to purchase a table for the event.

**Rules and Regulations:** Jerry Solomon reported that he will be sending out letters to homeowners in the near future. Brian Krol mentioned that we need to re-evaluate the state of our roofs.

**Community Relations:** Provi Piekara reported that she is working on a Community Corner in the newsletter.

**L.W.D.D.:** Tom Kennard reported that all is well.

**Annual Meeting:** Tom Kennard has set up the room for our annual meeting at the Odyssey Middle School. Letters will be mailed out notifying people of the date and time. Everyone was reminded that we need 30% of the homeowners (156) either present or by proxy to conduct business at this meeting.

**Good and Welfare:**

- One homeowner expressed concerns regarding people parking in the street and not moving the vehicle while the driveway remains empty. People were reminded of our policy regarding parking of vehicles.
- The issue of leaving hurricane shutters up on homes was discussed. It was suggested that this be addressed in upcoming newsletters.

**Adjournment:** Provi Piekara moved to adjourn the meeting and Tom Kennard seconded the motion. With no objections, President Krol adjourned the meeting at 9:05 P.M.

Minutes submitted by Lori Crane