

**APPROVED MINUTES**  
**SUN VALLEY HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS BUDGET MEETING, DECEMBER 12, 2007**

The Sun Valley Board of Directors met on December 12, 2007 in the Odyssey Middle school. The meeting was called to order at 7:12 PM by President Brian Krol. In attendance were Brian Krol, Tom Kennard, Tim Motlow, Providence Piekara, Maria Marino and Jerry Solomon. Jason Dobronz and Paul LeTourneau were not in attendance. Tim Motlow read the minutes of the Board meeting of November, 2007. Provi moved that the minutes be approved with corrections. It was seconded by Tom and unanimously approved.

**TREASURER'S REPORT:** The Treasurer's report was given by Tom Kennard. Two statements were reviewed with all checks entered and corrected as shown on the report. All checks and withdrawals were evaluated and were paid in a timely fashion. After some discussion Provi moved that the treasurer's report be accepted as read. It was seconded by Tim and unanimously approved.

**BUDGET**

Brian stated that the proposed budget is essentially the same as reviewed last month except that we have exact numbers for cable. We can reduce a full \$18,000 out of the cable and it was suggested that we put \$10,000 into common area improvement, \$5,000 into landscaping and another \$3,000 into management, which evens out the proposed budget. The homeowners present were asked for questions and comments, the majority of which pertained to the cable and management company. After extended explanations and discussion Jerry moved that the proposed budget be approved as amended. It was seconded by Provi and unanimously approved.

**MANAGEMENT COMPANY**

**Review of Management bids received:** The two top bids for Management companies were GEM Property Management, LLC at \$12,000 per year and Banyan Property Management, Inc. at \$38,000 per year. At our previous meeting it was the consensus of the board that GEM Property Management, LLC's bid more accurately addressed services we were requesting. Provi moved that we approve GEM Property Management, LLC as our new management company for the year 2008. It was seconded by Maria and unanimously approved

**OLD BUSINESS**

**NEWSLETTER:**The deadline for articles for the newsletter was given by Maria as December 31<sup>st</sup>. The Christmas decorations contest will be judged December 21<sup>st</sup>.

**GOOD AND WELFARE**

A homeowner questioned neighborhood awareness of crime. It was reported that there have been articles in the newsletters and C.O.P. reactivation and surveillance camera\ installation were discussed. Volunteers for the Christmas decoration judging were solicited.

Provi moved that we adjourn the meeting. Maria seconded the motion and it was unanimously approved at 8 PM.