

VALLEY LO TOWERS I

Board of Directors Meeting

September 26, 2013

President Joy Ferguson called a meeting of the Valley Lo Towers I Condominium Association to order at 7:03 PM. It was noted a quorum was present.

Board Members Present Joy Ferguson, President
Bob Viverito, Vice President
Anne Gardner, Secretary
Florence Bubes, Director
Rich Melford, Director
Connie Conway, Director

Board Members Absent: Adrian Gartner, Treasurer

Others Present: Lee Flanagan and Ken Metz, Braeside
Condominium Mgmt.
Homeowners

APPROVAL OF MINUTES

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the June 27, 2013 minutes as submitted.

RESIGNATION OF BOARD MEMBER

Ms. Ferguson noted Ms. Gartner had submitted her resignation to the Board. It was noted the Board did not accept the resignation, but understood her reason. She noted the letter sent to her by an anonymous Homeowner was wrong in all aspects. They noted there were no grounds for the attack.

It was noted that if a Homeowner had something to say, they should have the courage to sign their name.

Ms. Gartner took over the position as Treasurer of the Association when needed. She has saved the Association money by reviewing the contracts and noting discrepancies.

PRESIDENT'S REPORT

Ms. Ferguson stated she had recently noted there are many dogs and children on the rear of the property that do not live within the Community. They have caused damage to the landscape area near the Gazebo. A larger sign will be placed in the area.

TREASURER'S REPORT

Approve the July and August financials.

Balances as of August, 2013

Operating Account	\$ 194,116.90
Reserve Account Balance	734,995.86
Total Assets	966,251.84
Total Liabilities	58,287.29

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved financial reports for July and August, 2013.

MANAGEMENT REPORT

Mr. Flanagan provided an update on the repairs that had been completed.

Anderson Elevator replaced the hydraulic fluid and cylinder seals in the 2020 building elevators. Mr. Flanagan noted it was not in the interest of the Association to file an insurance claim (deductible of \$5,000) for the \$6,200 expense.

He reported the exterior window painting work has been completed.

Pasquesi Plumbing completed the garage valve replacement work at a cost of \$51,220. He noted there had been a complaint from a resident upset that Zbigniew and the plumbers entered her unit in conjunction with the work without her advance knowledge. This was due to the fact faucets were left on after the water had been shut off. All units in a building where the water had been turned off were checked to prevent damage.

Emerald Tree Care treated 40 ash trees at a cost of \$4,000 to slow ash borer infestation.

New canopies were installed by Evanston Awning Company at a cost of \$2,950. The frames were reconditioned and painted prior to the installation of the new awnings.

Work in progress includes the rehabilitation of the Fitness room. Mr. Flanagan stated he expects the work to be completed the first week of October. The total cost of the floor and equipment was \$21,072.78.

Bids are being sought from Brickman Landscape, Bertog Landscape and Valley Crest for landscaping services in 2014.

Pasquesi Plumbing completed sewer pipe replacements work on the East side of the 2020 building. Work should begin on the East side of the 2000 building the first week of October. Work is expected to be completed at the contracted cost of \$ 151,768.

The first draft of the 2014 operating budget will be presented to the Board for review this week. A workshop will be planned to review and decide the budget to be sent to the Homeowners.

OLD BUSINESS

The Board was given access to the Association web site, but specific data hasn't been added. Braeside Management will issue Homeowners a user name and password for the web site.

In response to a question if Braeside Management has received a certificate of insurance from every unit naming the Association it was noted this will be re-established in 2014.

Reaffirmation of motions:

- Motion:** Upon motion duly made, seconded and unanimously carried, the Board reaffirmed the installation of hard wood flooring according to the Association specification in Unit 203 in the 2000 building.
- Motion:** Upon motion duly made, seconded and unanimously carried, the Board reaffirmed their approval for retiling of the bathroom walls for unit 506 in building 2000.
- Motion:** Upon motion duly made, seconded and unanimously carried, the Board reaffirmed the installation of new windows and patio sliding doors for unit 507 in building 2020.
- Motion:** Upon motion duly made, seconded and unanimously carried, the Board reaffirmed the installation of new windows and patio sliding doors for unit 407 in building 2020.

There was general discussion concerning the new Association specifications for the underlayment for hardwood flooring. The underlayment was the result of the recommendation from the Engineer hired by the Association to minimize or eliminate noise complaints between units.

It was noted hardwood floors installed prior to the adoption of the new hard wood floor specifications were installed according to the specifications at that time and exempt from the new specifications.

Board approval is required for any interior work requiring a contractor within a unit.

- Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved the revised hard surface floor requirements for engineered hardwood and laminate floors to require QEP Half Inch Natural Cork Underlayment, Product #72001, to be applied with adhesive glue.

A letter will be sent to Homeowner with information regarding the name of the materials and the businesses that sell them.

NEW BUSINESS

Ms. Ferguson indicated the Board had conducted a property walk.

- Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved two proposals from Bartlett Tree Experts dated 9/4/2013. Proposal #1 is in the amount of \$2,077 for tree and shrub removal and for additional tree and shrub pruning. Proposal #2 is in the amount of \$4,260 for a Pest Management to control Tip Blight (Diplodia) on the Austrian Pine Trees and the application of liquid fertilization to all the trees. Both treatments to be applied three times in the spring of 2014.

- Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved the renewal of the snow removal contract with Schroeder and Schroeder at a 6% increase.
- Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Admiral Insurance for property insurance at a cost of \$28,748.
- Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved the vacation request from Zbigniew from October 29 – November 8, 2013.
- Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved the issuance of a violation and continuation of the \$100 fine to the Homeowner who keeps a planter on top of the railing.

New Homeowners were welcomed to the community.

Larry Cohn, 2000 building Unit 111, (847) 094-2906

Larry and Marietta Greenberg, 2000 building Unit 211, (224) 616-3124

Paula Epstein, 2000 building Unit 203, no phone number provided

Gordon and Colleen Campbell, 2000 Building Unit 204, (847) 724-8230

Susan Ehmann and Harry Sperling, 2000 Building Unit 507, (847)486-1169

Adrian Rattner, 2020 building Unit 403, (224) 616-3117

It was noted there are four openings in the Board for the 2014 year.

- Motion:** Upon motion duly made, seconded and unanimously carried, the Board adjourned to the Homeowner Forum at 7:53 PM and reconvened for adjournment of the meeting at 8:54 PM.

Minutes by Words Plus