

VALLEY LO TOWERS I
Board of Directors Meeting
April 24, 2014

President Rich Melford called a meeting of the Valley Lo Towers I Condominium Association to order at 7:00 PM. It was noted a quorum was present.

Board Members Present Rich Melford, President
 Dixie Elwell, Vice President and Treasurer
 Anne Gardner, Secretary
 Joy Ferguson, Director
 Jim Eggers, Director
 Judy Bialek, Director
 Mary Bielinski, Director

Board Members Absent: None

Others Present: Lee Flanagan, Braeside Condominium Mgmt.
 Homeowners

APPROVAL OF MINUTES

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the November 21, 2013 minutes as submitted.

PRESIDENT'S REPORT

Mr. Melford welcomed the Homeowners to the meeting.

He noted the Association has numerous projects happening in the near future.

TREASURER'S REPORT

Ms. Elwell provided the financial report for the Association.

Balances as of March 31, 2014

Operating Account	\$ 194,859.00
Reserve Account Balance	624,468.86
Total Assets	819,427.86
Total Liabilities	32,527.91

It was noted the budget for electricity is over budget \$13,708 to date. The kilowatt usage in both buildings has doubled from the same period last year. The large garage electric heaters and many of the stairwell heaters ran far more frequently than in prior years.

Gas usage is over budget \$4,022 for the first quarter.

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved financial reports for March 31, 2014 as presented.

MANAGEMENT REPORT

Mr. Flanagan stated the weather stripping work for the windows continues and is expected to be completed mid-May.

The defective surface of the entrance sign was replaced.

Pasquei Plumbing replaced a broken sewer line outside the 2000 building foundation.

It was noted the Association was not pleased with the snow plowing services Schroeder and Schroeder provided. To date snow expense in 2014 was \$19,430, which is \$1,430 over budget for the entire year.

Building Reserves produced a 2014 reserve study and is listed on the website.

Three interior decorators are interested in working with the Board on the Association's 2014 interior renovation project which could include painting, carpeting, lighting and potentially further.

A sprinkler head was leaking in the basement elevator lobby of the 2000 building and has been replaced.

Comcast replaced the incoming primary cable for the 2020 building and it is believed this will resolve issues.

Emerald Tree Care will proceed with tree trunk soil injections in June.

Bids have been requested from three plumbers for high pressure water rodding of six garage floor drains in each building.

An engineer has been scheduled to review the garage exhaust system to determine if there are options to dumping the air directly next to the building's foundation.

HVAC technicians are scheduled to work at both buildings the week of May 5, 2014. If additional work is required, owners will be notified via notice dropped at their door in the common area hallway.

Water usage has increased in the first quarter of 2014. The 2020 building is billing at nearly twice the usage of the 2000 Building. It was noted the prior quarter's invoice for the 2000 building was based on an actual reading while the prior quarter invoice for the 2020 building was an estimated reading. The village will investigate to determine if there is a problem with the meter.

A proposal is being requested from Pasquesi for the replacement of a check-valve on a 3" sump pump at the 2020 building.

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved proposal from Rosborough partners to conduct landscaping services at a cost not to exceed \$31,600.

Motion: Upon motion duly made, seconded and unanimously carried, the Board accepted the resignation of Judy Bialek as Treasurer and appointed Dixie Elwell as Treasurer.

ARCHITECTURAL

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the Architectural improvement request from 2000/#411 to renovate the smaller bathroom as presented in the request.

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the Architectural improvement request from 2000/#208 to install flooring as outlined in the request.

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the Architectural improvement request from 2000/#507 to install flooring as outlined in the request, provided the appropriate paperwork is received.

OLD BUSINESS

NEW BUSINESS

Ms. Gardner noted the new owners of 2020, #402, plan to rent. There is also a new Homeowner in the 2000 building, #507. Fay Batti moved into the 2020 building, #309 and has a phone number of 224-616-3157.

Ms. Gardner is working on updating and distributing a home owner directory. Copies will be available both on the web site and hard copy.

PALM vs 2800 Lakeside Dr. court decision

The Board reviewed the court decision in Palm vs/2800 Lakeshore Drive. The relevant points include:

1. Owners must be invited to listen to all gatherings of a quorum of the Board. By law, owners must have 48 hours notice of a Board meeting. However, meetings can have a single purpose (i.e. to discuss or vote on a single issue) can last 10 minutes in length (long enough to vote on a particular subject) and not every meeting need have an open comments period where owners are invited to speak/weigh in on a particular concern.
2. The Board should avoid discussing matters and voting on decisions via e-mail. While email conversations might occur, the rule will need to be that relevant discussion and approving motions only take place in the presence of owners.

3. The Board should decide to engage its attorney to review the Declaration and Bylaws and Management contract to determine what types of decisions it can delegate to management and perhaps to committees and to draft resolutions that the Board can enact that empowers management to make certain agreed upon decisions.

Motion: Upon motion duly made, seconded and unanimously carried, the Board authorized expenditure of funds to have the Association Attorney review the Declaration and Bylaws and make appropriate changes based on the recent Palm vs/2800 Lakeshore Drive decision, at a cost not to exceed \$4,000.

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the hiring of a summer helper for Zbigniew beginning May 5, 2014 at a cost not to exceed \$5,040.

Motion: Upon motion duly made, seconded and carried by a vote of 6 ayes and one nay the Board authorized the hiring of Shiner and Associates to conduct a bare floor acoustical study in the 2000 building at a cost not to exceed \$1,800. The result will establish a standard for the Association. A bare floor study has not been conducted previously.

Committee meetings will be held at a minimum twice annually.

The Decorating Committee will meet soon to determine the scope of the project. A plan will be determined and presented to the Board.

The results from the Association survey were distributed. It was noted 69% of the Homeowners responded.

REMARKS FROM HOMEOWNERS

The Homeowner Forum began at 7:43 PM and concluded at 8:35 PM.

Topics of discussion included:

- Reserve study was conducted during cold weather – did this restrict their review?
- New card pass for the pool;
- Dogs on the property;
- Children digging in the grass;
- Association is responsible for 52% of the pool and clubhouse expense;
- Elevator replacement;
- Question about the flooring study;
- Decorating committee will meet May 1 at the community room;
- Second hand smoke from units;
- Percentage of rental units in the Association;
- Gathering information on license plates and parking assignments;

- Status of units in foreclosure;
- Buses stopping on private property;
- Exercise room rack and weight order;
- Question on when a non-emergency call would be returned by Management (same to next day);
- New Homeowner didn't receive a copy of the Association Rules;
- Cleaning of concrete on the balcony;

EXECUTIVE SESSION

Motion: Upon motion duly made, seconded and unanimously carried, the Board adjourned to Executive Session at 8:40 PM and reconvened at 8:54 PM.

ADJOURNMENT

Motion: Upon motion duly made, seconded and unanimously carried, the Board adjourned the meeting at 8:56 PM.

Minutes by Words Plus