

VALLEY LO TOWERS I

Board of Directors Meeting

May 22, 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
Joy Ferguson, Director
Jim Eggers, Director
Judy Bialek, Director
Mary Bielinski, Director

Board Members Absent: Anne Gardner, Secretary

Others Present: Lee Flanagan, Braeside Condominium Mgmt.
Homeowners

APPROVAL OF MINUTES

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the April 24, 2014 minutes with one correction noted: Page 4, third motion, 5 affirmative and 2 nay votes.

PRESIDENT'S REPORT

Mr. Melford welcomed the Homeowners to the meeting.

He noted the Association fitness room is open and completed. The Board is investigating options for chairs in the room.

Window cleaning will be scheduled and notices sent to Homeowners.

New Homeowner Directories have been printed and will be distributed. Mr. Melford noted there is an option for Homeowners to enter their own personal information into the Association website. The website includes the financial report, budget and Board meeting minutes. There was also some discussion about putting items of community interest on the website ex: units for sale, social gatherings, and items of that nature.

There was flooding in both sides of the 2020 garage. The Village had an engineer at the property the next morning. Mud entering the property wasn't from the Association, but has been traced to the water sewer that connects to John's Drive. The sewer line there has a smaller diameter, and is causing the flooding. It is unknown how this will be resolved.

Homeowners who want to use the pool must obtain a pool pass from the Valley Lo Towers II Management office. The first pass is free, with a \$25 fee to replace if lost. The original key still works for the tennis courts.

He noted he has contacted the Director of the school busing system regarding the school bus which is coming onto the property to pick up children. He has not received a response, and will be issuing correspondence regarding the matter.

TREASURER'S REPORT

Ms. Elwell provided the financial report for the Association.

Balances as of March 31, 2014

Operating Account	\$ 174,293.01
Reserve Account Balance	651,642.17
Total Assets	824,935.18
Total Liabilities	32,527.91

It was noted expenses for April were as expected. Gas is over budget, but this is used during the winter months.

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved financial reports for April 30, 2014 as presented.

MANAGEMENT REPORT

Mr. Flanagan asked if all Homeowners had been contacted regarding the exterior window weather stripping and noted it appears all Homeowners have been scheduled for the work.

Window washing will be scheduled soon, and information distributed to Homeowners.

Three interior decorators were contacted regarding the interior renovation project potentially involving painting, carpeting, lighting and perhaps furniture.

Zbigniew will be inspecting toilets and faucets for unit leaks from soon.

The Attorney has indicated it would cost approximately \$1,800 for him to prepare a non-smoking policy in the buildings. The existing smokers could be grandfathered to allow them to smoke up to a specific date.

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

The Association currently purchases electricity from AEP Energy. The 36 month contract with AEP expired on May 15th, so the electricity will be from ComEd until end of month. The contract with AEP will be renewed, but the price will increase to 0.656 cents per kilowatt. The electric bill is for the common areas only.

Bartlett Tree Experts have presented a proposal to remove five trees, four of which are dead and the fifth is leaning over the entrance.

Motion: Upon motion duly made, seconded and unanimously carried, the Board accepted the Management Report as presented.

COMMITTEE REPORTS

The Decorating committee met and interviewed three designers. One bid has been submitted, one designer has declined, and the third is meeting with contractors to provide a bid.

The Landscaping committee also met and discussed plans to improve the property. It was noted there was a lot of damage last year from the prior landscaper. A proposal is being submitted for core aeration, additional landscaping, flower placement and mulching.

OLD BUSINESS

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved 2000 #501 to install new carpeting.

NEW BUSINESS

Mr. Melford reported he had spoken with the sound engineer regarding the sound/acoustical study on the property. It was indicated conducting the study would not provide additional information.

Motion: Upon motion duly made, seconded and unanimously carried, the Board rescinded their approval of funding for Shiner and Associates to conduct a sound/acoustical study on the property, and allocated the \$1,800 back to the budget.

It was noted to pass the non-smoking change would require a 75% Homeowner approval, with the vote to be weighted by unit size.

Mr. Melford remarked the Association was informed installing white baffles to the lights would increase the lighting output.

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the purchase of light fixture baffles for the property at a cost of \$975.00.

Motion: Upon motion duly made, seconded and unanimously carried, the Board established a discretionary fund of \$2,500, to be used through the end of the year, upon approval by a majority of the decorating committee. This amount would be included in the total allotted budget.

Mr. Flanagan noted he has contacted several engineering firms regarding getting a garage exhaust system to determine if there are any alternatives to the dumping of air directly next to the building's foundation. The engineering firms he contacted required a significant charge, but he located a contractor who will review and make a recommendation at no charge. If the Village requires a drawing, there would be a charge to complete that. Additional details will be provided at the June meeting.

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the proposal from Bartlett Tree Experts as presented in the proposal at a cost not to exceed \$1,649.00.

Motion: Upon motion duly made, seconded and unanimously carried, the Board authorized Mr. Melford to sign the contract with AEP to provide electricity to the Association's common areas, based on the kilowatt charge.

REMARKS FROM HOMEOWNERS

The Homeowner Forum began at 8:06 PM and concluded at 8:18 PM.

Topics of discussion included:

- Congratulations to the Board on their work on behalf of the Association, including posting of the minutes, establishment of committees, and work throughout the Association;
- Water usage and poor hot water availability;
- Individual who sits in the lobby wearing inappropriate clothing;

ADJOURNMENT

Motion: Upon motion duly made, seconded and unanimously carried, the Board adjourned the meeting at 8:20 PM.

Minutes by Words Plus