

VALLEY LO TOWERS I

Board of Directors Meeting

June 26, 2014

President Rich Melford called a meeting of the Valley Lo Towers I Condominium Association to order at 7:00 PM. The meeting was held at the VLT II Clubhouse. 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
Mary Bielinski, Director

Board Members Absent: Judy Bialek, Director

Others Present: Lee Flanagan, Braeside Condominium Mgmt.
Homeowners

APPROVAL OF MINUTES

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the May 22, 2014 minutes as submitted.

PRESIDENT'S REPORT

Mr. Melford noted that the Village was going to supply 13 new trees, but it is unknown where they will be planted. Flowers are being replaced throughout the property. He reported the roses and grass look good though some plants didn't make it through the winter. Some trees have been removed.

It was reported the Attorney is reviewing options to dispute the assessment (tax) adjustment. A mailing will be sent to Homeowners the first of July. Property values in the community continue to slip. The tax assessment has been reduced, but Homeowners might see a higher rate with the July tax bills.

Window washing has been scheduled.

Mortgage rates are low, units are being sold faster than previously.

Mr. Melford also stated he had spoken with the school bus administration regarding buses going through the property. Starting next year, the buses will avoid going through Valley Lo Towers I property.

There has been flooding in the 2020 building garage with a concern about sewer coming off St. John Drive and overwhelming Valley Lo Towers I sewers. This is being addressed and root cause(s) explored. A new pipe will be installed in approximately 5 years.

A new law has been established in Illinois limiting the Board's options of having unofficial meetings. All meetings outside the regular schedule, in which official business is to be conducted, will be held as single topic Board meetings. No motions have been approved via email. Any action by the Board is approved at a Board meeting.

TREASURER'S REPORT

May 30, 2014 Financials

Operating Account	\$ 184,967.14
Disbursements	41,244.69
Reserve Account Balance	665,251.83
Total Funds:	850,218.97
Accounts Receivable	50,986.39
Accounts Payable	4,680.62
Total Liabilities	33,838.51

The electricity is over budget due to winter costs.

Motion: Upon motion duly made, seconded and unanimously carried, the financial report was approved and presented.

MANAGEMENT REPORT

Mr. Flanagan provided the report for the Association work. All exterior weather stripping has been completed with the exception of one unit of an out of town Homeowner.

The tree trunk injections work was completed in June.

Window washing is scheduled.

The Association Attorney has not been able to draft an amendment for the non-smoking rules. Work is expected to begin in July.

The balcony floor at 2020, unit 207, holds water after a rainstorm resulting in the homeowner having to manually remove it. Mr. Flanagan will investigate the Association By-Laws for responsibility to repair.

Allied Heating and Cooling Inc. met with Mr. Flanagan regarding the exhaust system in the 2000 building garage. The Village of Glenview Building Department and an engineering firm are exploring various options. The existing set up with air exhaust near windows and patio doors would be considered a code violation today and not pass inspection. The existing CO2 monitoring system in the garage does not meet existing code requirements and should be replaced. It was determined a 35 foot, 24" concrete pipe

can be buried, with one inserted into the concrete fan well and the other end venting to the atmosphere at or near the walking path.

Motion: Upon motion by Ms. Bielinski, seconded by Ms. Elwell the Board authorized expenditure of up to \$200 to develop a prototype for the garage exhaust venting.

OLD BUSINESS

There was discussion regarding the garage exhaust project (Deflectors)

NEW BUSINESS

There was discussion concerning access to the 2000 and 2020 roofs. A question was raised as to why there is a lock on the roof access in one building, but not in the other. Only the HVAC equipment is on the roof, with no need for the Homeowners to access the roof. The Board wants to install separate locks and lockboxes on each roof, with keys placed in the fire Department box.

Motion: Upon motion by Ms. Ferguson, seconded by Ms. Gardner and unanimously carried, the Board approved the expenditure of \$180 for locks and lockboxes for both buildings

Homeowners have expressed concern regarding renters walking their dogs on VLT I property. Management will speak to VLT II regarding dogs on VLT I property. There was discussion regarding non-owners using the property and putting up some more private property/trespassing signs. Because the fire lane is the property of the Village, Mr. Melford is going to investigate non-residents using it.

Motion: Upon motion by Ms. Ferguson, seconded by Ms. Elwell and carried by a vote of 5 affirmative and one nay, the placement of more private property signs was approved, but will be on hold until Mr. Melford reviews this with the Village of Glenview.

New Homeowners at 2020, Unit 109, addressed the Board requesting information for making modifications to their unit before moving in. They will get the required contractor, material and insurance information and submit it to the Board, in order to proceed. The Board agreed they would quickly review the documents for renovation of the unit and if necessary, hold a special meeting.

HOMEOWNER DIRECTORY

The Directory was completed and has been distributed to the Homeowners. If you did not receive one, please contact Anne Gardner. One correction: Cross out Rosalyn Schwartz 408 in the 2020 building (pg 13).

Landscape Committee

Information was provided in the President's report.

Decorating Committee

The Committee is gathering various carpet and ceramic tiles. Bids have ranged from \$105,000 to \$130,000 for the flooring. Painting bids range from \$55,000 to \$75,000 for both buildings.

Budget probably won't allow flooring and painting work in the same year.

The Committee would eventually like to have some samples displayed in the hallway for Homeowner feedback. Concern was raised that it will be impossible to obtain approval from all Homeowners and that the Committee represents the Homeowners. However, it is the responsibility of the Board to manage the budgetary constraints. There was some discussion about using an interior decorator versus someone who represents a carpet or painting company.

A professional decorating service has the expertise to create the best unified look for the community. Using multiple vendors could open the possibility that a vendor might consider the other vendor responsible if there are any difficulties. Bids from all contractors along with a timeline should be reviewed.

HOMEOWNER REMARKS

Discussion included:

- Using a professional designer to pull together the decorating would be best and could be worth the expenditure to have the professional knowledge;
- Board has asked the committee to explore options. Committee should proceed as they think best, with the Board to make the final decision. It was noted the Board feels the committee should discuss this as a group, not bring to board and Homeowners until decisions are made.
- Concern of the exhaust coming into the building getting resolved quickly. A request was made the work is done correctly and resolves the issue; perhaps having a prototype with one unit and monitoring the results;
- Fans only run when the CO2 is high enough to be eliminated; fans run hourly, and runs less frequently at night;
- Concern Association is reviewing visual problems, but doing nothing for the noise issues; should consider noise in addition to appearance; tile being proposed only for lobby, not for living areas;
- Would like Board to revisit the rentals within the Association, perhaps establishing a limit;
- Decorating committee should have the oversight for the painting and flooring, as expertise for carpeting and walls is not required.
- Requested clarity on the smoking issue – what does mean about grandfathering smokers up to a certain date – answer, could say when adopt rule, all have to stop, or could establish a future date when smoking is not allowed;
- Braeside has a list of which unit has a specific garage space. There was a question if ownership of parking slots is a non-public list and this will be investigated;

- Decorating committee has done a superb job; will not have universal agreement among everyone;
- Feels a professional decorator would lend value to the project;
- 118 homeowners – creating common area value;
- Doesn't think the committee should be asked to provide oversight to the project;
- Committee should discuss, not at Board meeting;
- Doesn't want property to look like it belongs in architectural digest; doesn't want to be told what to use/do;
- Question if elevators will be part of the decorating project;
- Smoking approved by 75% is a requirement from the Declaration;
- Question – any other condos gone smoke free? Answer no;
- Decorating – if can do without designer, great; but don't chintz;
- Suggestion regarding utility and Comcast work with Management Company to reduce costs significantly;
- Flaw in air conditioning – reuses air and recirculates; expensive to do vent work; consider how to reduce interior humidity issues;
- New way to announce meeting – everyone receive a mailing – owners living elsewhere require a mailing;
- Smoking – if don't get rid of smoke will still be in the new walls and carpeting;

ADJOURNMENT

Motion: Upon motion duly made, seconded and unanimously carried, the Board adjourned the meeting at 8:36 PM.

Minutes by Words Plus