

**VALLEY LO TOWERS I**  
**Board of Directors Meeting**  
**May 28, 2015**

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President Rich Melford called a meeting of the Valley Lo Towers to order at 7:02PM at the Pool Community room. It was noted a quorum was present.

**BOARD MEMBERS PRESENT:** Rich Melford, President  
Dixie Elwell, Treasurer  
Mary Bielinski, Vice President  
Margaret Brown, Secretary  
Rochelle Schulman Director  
Judy Bialek, Director

**BOARD MEMBERS ABSENT:** None

**ALSO PRESENT:** Lee Flanagan, Braeside Management  
Homeowners, List on file with Management

**PRESIDENT'S REPORT**

President Melford stated all doors have been cut to allow opening on the new carpeting. The garage vent work, though ongoing, appears to be successfully working. The pool is open for the season, with Rules and Regulations posted. He noted the pool is a community pool opened to residents and accompanied guests of the Association and Apartments.

He asked notes being left under any Board members door be signed.

The audit report has been completed and a special meeting will be held to review it.

**Motion:** Upon motion duly made, seconded and carried by a vote of five affirmative and one nay (Bialek), Marilyn Washburn was appointed to the Valley Lo Towers I Board. The appointment will be effective until the November 2015 Annual meeting.

**APPROVAL OF MINUTES**

**Motion:** Upon motion duly made, seconded, and unanimously carried, the Board approved the April 2015 minutes as submitted.

**TREASURER'S REPORT**

Ms. Elwell presented the financials ending April 30, 2015.

Operating Account	\$ 213,848.50
Reserve Account	560,325.15
Current Assets	33,140.63
Total Liabilities	30,733.84

**Motion:** Upon motion duly made, seconded and unanimously carried, the Treasurer's report was accepted as presented.

**MANAGEMENT REPORT**

Mr. Flanagan stated the elevator inspections by the State of Illinois was conducted, needed repairs or improvements implemented, with the elevators now ready for re-inspection.

He noted based on requests received, the exterior stairwell doors are being evaluated for general condition and weather-seal functionality.

Allied HVAC completed the spring inspection.

Unit 2020-405, owned by HUD, remains in delinquent status of \$42,000. The Association will collect a minimum of \$11,000 which is owed by HUD. The unit is now listed for sale.

The Emerald Ash Borer treatments are continuing.

Exterior windows will be cleaned in June.

An exercise bike in the exercise room is still awaiting a part.

The water on the West side of the 2020 building will have water shut off on June 2, 2015 to repair a leaking pipe.

Communication to clean out the bike area has been posted. Mr. Melford will oversee everyone has complied.

Mr. Flanagan will be out of the office from June 19, 2015 and returning July 13, 2015.

The Village has responded to the Association's request for relief of flooding in the property stating options to install berms or make storm sewer improvements are listed in the 2019 Village Capital plan. The Board will request input from the Association Attorney on this matter.

## **COMMITTEE REPORTS**

### **Landscape Committee**

Ms. Bielinski reported during a recent property walk, many things appeared to be dying. The landscaper suggested a landscape architect review and prepare drawings for a five-year landscape plan. In anticipation on the upcoming work on John's Way, work will concentrate on the front and as you pull into the driveway. A budget will be developed according to the 5 year landscape drawing by the architect.

### **Rules and Regulation Committee**

Ms. Bielinski noted the Committee discussed the condition of the bike rooms and an option is to limit each resident to one bike.

Options to remove smoking are being explored to eliminate smoking in the building, including making smokers responsible for preventing smoke from leaving their unit. A smoke eliminator or purifier would be the responsibility of the Smoker.

The Committee is exploring ways to reduce the number of rentals to five percent in the buildings.

### **Finance Committee**

No report provided.

### **Welcoming Committee**

Ms. Bielinski reported the Committee plans to create an excel file of Homeowner information for easier updating. The Welcome packet will be updated. The Committee is interested in organizing activities for Homeowners to get to know one another, with various options being explored.

The Committee is interested in purchasing four card tables for the Social room.

### **NEW BUSINESS**

ComCast is requesting a new easement with the Association be signed prior to any wiring or technology upgrades being made on the property. This would be a 10 year agreement, noting other companies would not be allowed to use ComCast existing or upgrade wiring.

**Motion:** Upon motion duly made, seconded and carried by a vote of six affirmative, one nay (Schulman), the Board accept the easement agreement with ComCast with the condition a one-time payment to the Association from ComCast of \$11,900 be completed.

**Motion:** Upon motion duly made, seconded and unanimously carried, the one year lease of 2020 – 402, which meets all the Association leasing requirements, was approved.

### **HOMEOWNERS REMARKS**

The Homeowner forum began at 7:41 PM and concluded at 8:15 PM.

### **ADJOURNMENT**

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board adjourned the meeting at 8:46 PM.

*Minutes by Words Plus*

