

VALLEY LO TOWERS I
Board of Directors Meeting
June 18 2015

Vice-President Mary Bielinski called a meeting of the Valley Lo Towers to order at 7:00PM at the Pool Community room. It was noted a quorum was present.

BOARD MEMBERS PRESENT: Mary Bielinski, Vice President
Margaret Brown, Secretary
Rochelle Schulman Director
Judy Bialek, Director

BOARD MEMBERS ABSENT: Rich Melford, President
Dixie Elwell, Treasurer

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

PRESIDENT'S REPORT

No report was provided in Mr. Melford's absence.

APPROVAL OF MINUTES

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

TREASURER'S REPORT

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

Operating Account	\$ 224,900
Reserve Account	576,470
Accounts Receivable	46,900 (\$42,000 one unit)
Accounts Payable	9,500
Total Equity and Liability	\$ 835,317

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

MANAGEMENT REPORT

Motion: Upon motion duly made, seconded and unanimously carried, the Board approved the Architectural change request by Adrienne Gartner to install flooring with under laying, as per the proposal.

Mr. Flanagan stated the exterior window washing was completed, with the exception of the stairwell windows on the 2000 building which will be completed soon. The water was shut off in the 2020 building for a pipe replacement at a cost of \$800. Elevator tests were conducted and passed, though some elevator work remains and will be completed shortly. All dumpsters have been replaced. The kitchen exit doors will be checked as some are sticking; any required repairs would be the responsibility of the Homeowner. The 18 doors that lead from the stairwells to the exterior will be inspected in July, with proposals being gathered for the work. The move-in and move-out procedures will be reinforced. The bike room will be cleared of untagged bikes this week. The audit will be conducted late in July; notices will be posted and Homeowners invited to attend the session highlighting the results of the 2014

audit. ComCast submitted the check for \$11,900 and it has been deposited. A design architect was hired and has been putting together plans for the property, which should be reviewed in August. Summer flowers have been planted.

There was discussion concerning the work conducted on the air conditioners by Allied.

COMMITTEE REPORTS

Social Committee

New Homeowners were welcomed. A coffee and donut social will be held June 27 10:00 AM to Noon.

Legal Committee

Board members will not serve as chair of a Committee and Committees will serve as an advisory group only.

The committee will be making recommendations to the Rules and Regulations committee. Options are being explored for using electronic notifications of meetings to email users. Paper would continue to be used for those without email. Notices would continue to be added to bulletin boards. A Homeowner must give permission to receive the email notifications. It is being suggested the Board and Committee use Roberts Rules of Order to conduct meetings. Fine are being suggested for smoking within the building.

Rules and Regulations

Hours have been established hours for the social room beginning at 9:00 AM and closing at 3:00 PM. Use of the room outside these hours can be done by contacting Braeside, reserving the room and obtaining a key. There is no alcohol or smoking permitted in the room.

The group is suggesting a "quiet" time from 10:00 PM.

Motorcycles will be parked in designated areas, facing south closer to Chestnut.

Other items being considered include motion detectors in the hallways to reduce costs, additional stop signs in the entrance areas, and adding a tow sign in the parking area.

NEW BUSINESS

None presented.

ADJOURNMENT

Motion: Upon motion duly made, seconded and unanimously carried, the Board adjourned the meeting at 7:41 PM.

HOMEOWNERS REMARKS

The Homeowner forum was held at the conclusion of the meeting.

Minutes by Words Plus

