

VALLEY LO TOWERS I
Board of Directors Meeting
September 24, 2015

President Rich Melford called a meeting of the Valley Lo Towers to order at 7:00PM at the Clubhouse Community room. It was noted a quorum of the Board was present.

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

BOARD MEMBERS ABSENT: None

ALSO PRESENT: Lee Flanagan, Braeside Management

APPROVAL OF MINUTES

Motion: Upon motion duly made by Rochelle Schulman, seconded by Dixie Elwell, and unanimously carried, the Board approved the September 8, 2015 Board meeting minutes as submitted.

PRESIDENT'S REPORT

1. Rich noted that there were four positions open on the board for the next election in November and that two incumbents would not run for another term. Owners are encouraged to run for an open board position.
2. The residential alarm contract with Protection 1 is set to expire on July 31, 2016. Rich asked the board to consider whether to renew the contract. Renewal of the contract will involve a substantial price increase to upgrade equipment and services.
3. Regarding the condition of the garage, Rich asked the board to consider painting the garage and possibly re-lamping with new lights. Rich briefly discussed the possibility of adding extra garage storage space, storage cages would have to be uniform.
4. Homeowners will be polled within the next few months regarding their level of interest in:
 - a. Moving the front sidewalk back to the curb along Chestnut Avenue and,
 - b. Redoing the North side of the property, creating a natural area with wildflowers and other prairie plants.
5. Rich noted that all owners have received Electronic Communications Opt In form; he explained the purpose and encourages owners that use e-mail to fill out the form and send it to Braeside.
6. Rich discussed the No Smoking Amendment that will be sent to owners for their review and vote. It was noted that 67% of the owners would have to vote in the affirmative in order for the amendment to pass.

LANDSCAPE COMMITTEE REPORT

Mary Bielinski noted that landscape renovation work at the front entrances to the buildings and at the main entrance off of Chestnut have begun. Work should be completed within the next several days.

SOCIAL COMMITTEE REPORT

Dixie Elwell noted that a community dinner is planned for Tuesday, October 27 at Hackney's on the Lake. More information will regarding the community dinner will be forthcoming. She encouraged all owners save the date and participate. Cost will be \$25; there will be a limited menu and a cash bar.

TREASURER'S REPORT

Ms. Elwell presented the financials ending August 31, 2015.

Operating Account	\$279,258
Reserve Account	\$624,925
Accounts Receivable	\$2,882
Accounts Payable	\$8,755

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

MANAGEMENT REPORT

Mr. Flanagan stated that he and Zbigniew have inspected all exterior doors leading from the stairwells to the exterior of the buildings. He noted that six doors are in poor condition and should be replaced, two on the 2020 building and four on the 2000 building. He has received two bids, one from D Wing Construction in the amount of \$9,450 and the second from North Shore Contractors in the amount of \$6,800. A third bid is pending.

Mr. Flanagan stated that a first draft of the 2016 Operating Budget is now delivered to the board for their review; the initial draft does not contemplate an increase in the assessment rate owners pay. A budget review meeting is scheduled for Thursday, October 8 at 7 PM. Notice will be mailed to the owners of this meeting.

Mr. Flanagan presented two grout-cleaning proposals, one from the Grout Medic in the amount of \$1,100 to clean and seal the grout in both lobbies and the other from Stanley Steemer in the amount of \$968 for the same scope of work. Mary Bielinski noted that she and Rochelle had met with a third contractor and are seeking a bid from a forth contractor, Sir Grout.

It was noted that Zbigniew and his helper would paint the East outside walls leading to the garage at the 2000 building next week.

Mr. Flanagan discussed the spring 2016 HVAC maintenance proposals and is recommending that the property returned to Aaron and Trecker for the spring 2016 maintenance program. Three bids including Roberts HVAC will be presented to the board at the next Board meeting.

Mr. Flanagan discussed the most recent water meter reading analysis, comparing the two buildings in terms of water usage on a per person basis. It was noted that the meters were replaced on September 3, 2015 and that water usage in the 2020 building remained high for several days after the meters were replaced. Zbigniew will continue to monitor usage on a daily basis and provide Mr. Flanagan with the resulting data.

OLD BUSINESS

None

NEW BUSINESS

Motion: Upon motion duly made by Judy Bialek, seconded by Margareta Brown and unanimously carried, the Board approved a tree-trimming proposal from Bartlett Tree Experts in the amount of \$2,958.

Motion: Upon motion duly made by Rochelle Schulman, seconded by Marilyn Washburn and unanimously carried, the Board approved a season ending bonus for Zbigniew helper, Wojteck in the amount of \$150.

Mary Bielinski said that she would get a proposal from Carol Kokalis of Living Designs for holiday decorations.

Motion: Upon motion duly made by Dixie Elwell, seconded by Judy Bialek and unanimously carried, the Board approved a budget not to exceed \$6,800 for the replacement of six exterior doors as previously discussed pending the receipt of a third proposal from a qualified contractor.

ADJOURNMENT

Motion: Upon motion duly made by Dixie Elwell, seconded Mary Bielinski and unanimously carried, the Board adjourned the meeting at 8:15 PM.

HOMEOWNERS REMARKS

The Homeowner forum was held at the conclusion of the meeting. Various topics were discussed.