

**VALLEY LO TOWERS I**  
**Board of Directors Meeting**  
**April 21, 2016**

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President Rich Melford called a meeting of the Valley Lo Towers to order at 7:03 PM at the Pool Community room. It was noted a quorum was present.

**BOARD MEMBERS PRESENT:** Rich Melford, President  
Dixie Elwell, Treasurer  
Mary Belinski, Director  
Margareta Brown, Director  
Art Ferguson, Vice President  
Connie Conway, Secretary

**BOARD MEMBERS ABSENT:** Rochelle Schulman, Director

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

**APPROVAL OF MINUTES**

**Motion:** Upon motion Ms. Conway, seconded by Ms. Elwell, and unanimously carried, the Board approved the November 19, 2015 minutes as submitted.

**Motion:** Upon motion by Ms. Conway, seconded by Ms. Elwell and unanimously carried, the Board approved the December 22, 2015 minutes as submitted.

**PRESIDENT'S REPORT**

Mr. Melford thanked the Homeowners for their attendance at the meeting and support to the Board. He reminded Homeowners that all are neighbors and should be respectful to each other. He also think those who signed up for the various commissions and that they would be called upon when projects arise. He indicated discussion will include seeking a budget to manage a website with Board information; an expert to aid in beginning the elevator project; a budget to assist with the flooding problem in the 2020 building; and an arborist to assess the 26 dying ash trees.

**TREASURER'S REPORT**

Ms. Elwell presented the financials ending March 31, 2016. She noted the Association is in good financial condition.

Operating Account	\$ 282,015.73
Reserve Account	\$ 712,058.01
Current Assets	\$ 983,464.54
Total Liabilities	\$ 49,229.85

**Motion:** Upon motion by Ms. Bielinski, seconded by Mr. Ferguson and unanimously carried, the Treasurer's report was accepted as presented.

**MANAGEMENT REPORT**

Mr. Flanagan reported that money was saved in the fall by replacing six exterior doors to the stairwells. The contractor installing the doors was able to purchase the doors along with doors from another project and their by getting a quantity discount that he passed along to the Association.

As of July 31, 2016, Valley Lo is canceling the home alarm monitoring system with Protection 1.

Windows are scheduled to be washed May 11 and 12, 2016.

The In-House cleaning projects taking place this spring are the cleaning of garage floors, the grout/lobby tile and the carpet.

For the elevator bids, the anticipated cost is \$300,000 for both buildings and \$5,000 to \$8,000 per cab to modernize the interiors of the elevator cabs.

In order to alleviate the flooding problem in the 2020 building, a proposed budget of \$5000 for Gewalt & Hamilton is suggested to study storm water re-direction.

The water usage in the 2020 building was 93,000 more gallons than in the 2000 building. New meters were installed in September 2015.

In late February 2016, cleaning and repairs to the Domestic Hot Water Boilers were completed by Westside Mechanical for \$4,519.

The Rodding of the Kitchen waste lines totaled \$3,100 from January 31, 2016 to present.

The Fall 2015 Landscaping proposal will be reviewed again in the spring of 2017.

Emerald Tree Care performed soil/root injections to slow the progression of the ash borer and the cost was \$1,963.50. Tree trunk inspections are scheduled for early May.

Anderson Elevator replaced a broken key switch in the basement of the 2020 building and the cost was \$581.

#### **OLD BUSINESS**

The bike room needs to be cleaned up because there is a space problem and all bikes are not fitting. The lights from Loyola Field are interfering with the condominiums facing it.

#### **NEW BUSINESS**

**Motion:** Upon motion by Ms. Conway, seconded by Ms. Elwell and unanimously carried, the Board approved John Donnelly as the Elevator Consultant for 15 hours of work, cost not to exceed \$4,050.

**Motion:** Upon motion by Ms. Conway, seconded by Ms. Elwell and unanimously carried, the Board approved Aaron & Trecker to be the HVAC Contractor for \$10,085.

**Motion:** Upon motion by Ms. Conway, seconded by Ms. Bielinski and unanimously carried, the Board approved Gewalt/Hamilton to do a flooding remediation study for \$5000

**Motion:** Upon motion by Ms. Conway, seconded by Ms. Bielinski and unanimously carried, the Board approved Ms. Elwell's recommendation to move \$200,000 from the Operating Account to the Reserve Account.

**Motion:** Upon motion by Ms. Conway, seconded by Ms. Bielinski and unanimously carried, the Board approved an arborist be hired to assess the 26 ash trees.

**Motion:** Upon motion by Ms. Conway, seconded by Ms. Bielinski and unanimously carried, the Board approved paying an annual fee of \$400 to establish a

webpage (password protected) for Valley Lo Towers, where minutes, the budget and other items pertinent to the association would be listed.

**Motion:** Upon motion by Ms. Conway, seconded by Ms. Bielinski and unanimously carried, the Board added an amendment to the annual fee of the webpage saying that the association would additionally pay \$19/month for membership to website.

#### **ADJOURNMENT**

**Motion:** Upon motion by Ms. Conway, seconded by Ms. Elwell and unanimously carried, the Board adjourned the meeting at 8:01 PM.

#### **HOMEOWNERS REMARKS**

The Homeowner remarks began at 8:02 PM and concluded at 8:16 PM.

*Minutes by Words Plus*