

VALLEY LO TOWERS I
Board of Directors Meeting
September 15, 2016

President Rich Melford called a meeting of the Valley Lo Towers to order at 6:57 PM at the Club House. It was noted a quorum was present.

BOARD MEMBERS PRESENT: Rich Melford, President
Dixie Elwell, Treasurer
Margaret Brown
Mary Bielinski, Director
Rochelle Schulman, Director
Connie Conway, Director (arrived 7:02 PM)
Art Ferguson, Vice President (arrived 7:02 PM)

BOARD MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

Motion: Upon motion by Mrs. Bielinski, seconded by Mrs. Schulman and unanimously carried, the Board approved the June 16, 2016 minutes as submitted.

Motion: Upon motion by Mrs. Brown, seconded by Mrs. Schulman and unanimously carried, the Board approved the June 20, 2016 Special Board meeting as submitted.

PRESIDENT'S REPORT

Mr. Melford noted this was a great community, but asked that Homeowners not gossip about others.

The fall plantings will be installed soon.

The elevator project remains under budget and on schedule. The plans have been approved and all permits have been applied for. A Thanksgiving completion is anticipated. One elevator in each building will be worked on at a time.

He thanked the individuals who created and are maintaining the Association website.

The Rules Commission met prior to this meeting. The committee is called Commission as per Illinois law this allows a Homeowner to chair the group.

All Homeowners are invited to the Budget meeting on September 27, 2016.

A tree assessment was performed by Bartlett Trees in July. The property has been hard hit by the Emerald Ash Borer disease. There are twenty-six Ash trees on the property. The survey will guide the Association into the status of all trees.

The 2015 Audit has been provided to the Board.

Elections are approaching and all Homeowners are encouraged to consider running for office.

The non-smoking policy for the Association has been filed, which will make Valley Lo Towers I an official non-smoking community, even in the units. A provision has been made for existing Homeowners who smoke to allow unit smoking until April 12, 2017. Non-smoking areas include the garage and the parking lot. Electronic cigarettes are also excluded. Ms. Conway and Mr. Flanagan will prepare a letter for Homeowners.

TREASURER'S REPORT

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

Operating Account	\$ 76,462.54
Reserve Account	901,646.18
Disbursements	48,954.74

Motion: Upon motion by Bielsinski seconded by Conway and unanimously carried, the August 31, 2016 financial report was approved as presented with disbursements of \$48,954.74.

COMMITTEE REPORTS

Landscape Committee

No report provided.

Rules and Regulation Committee

A special meeting was held prior to this Board of Directors meeting.

Finance Committee

No report provided.

Social Committee

No report provided.

MANAGEMENT REPORT

Mr. Flanagan reported one elevator in a building will be worked on at a time. Once completed, the second elevator will be repaired. Colors for the interior were distributed.

The first draft of the 2017 Operating budget was included in the Board packet.

Dogwood bushes from either side of the entrance were removed and sod was installed. It was noted this will open up the sidewalk.

Mr. Flanagan stated there had been very few plumbing issues this quarter.

Back Flow Devices were tested as required by the State of Illinois.

Parking lot lights in front of the 2020 building have a break in the line under the parking lot. Proposals have been received.

The 2016 Annual Meeting is scheduled for November 17, 2016. Margaret Brown, Dixie Elwell and Rochelle Schulman terms are expiring.

OLD BUSINESS

Stop signs at the sidewalk have been added to remind pedestrians and bicyclists to stop before entering the driveway.

Ms. Elwell summarized the mailbox project, noting the mailboxes are ready to be shipped. USPS will be present when the mailboxes are installed. The current mailbox configuration will be used.

NEW BUSINESS

There was discussion concerning the use of a substitute for Zbigniew from October 17 – 21, as Zbigniew will be testing the smoke alarms and unavailable for calls. This was agreed to by the Board.

There was a suggestion to enclosing the parking garage posts with a rug, which could be done at the same time other garage improvements are made.

HOMEOWNERS REMARKS

The Homeowner remarks began at 7:31 PM and concluded at 7:51 PM.

ADJOURNMENT

Motion: Upon motion by Mrs. Elwell, seconded by Mrs. Brown and unanimously carried, the Board adjourned the meeting at 7:52 PM.

Minutes by Words Plus