

VALLEY LO TOWERS I

Board of Directors Meeting

April 20, 2017

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

BOARD MEMBERS PRESENT: Rich Melford
Dixie Elwell
Margareta Brown
Rochelle Schulman
Connie Conway
Mary Bielinski

BOARD MEMBERS ABSENT: Art Ferguson

ALSO PRESENT: Lee Flanagan, Braeside Management
Homeowners

PRESIDENT'S REPORT

Mr. Melford welcomed the Homeowners present. He noted there would be two special presentations during the meeting: Chris Nyborg regarding the 2016 Audit and Phillip Mariotti regarding Woodland windows and doors.

APPROVAL OF MINUTES

Motion: Upon motion by Ms. Conway, seconded by Ms. Bielinski and unanimously carried, the Board approved the November 17, 2016 minutes with corrections noted.

Motion: Upon motion by Ms. Conway, seconded by Ms. Schulman and unanimously carried, the Board approved the April 6, 2017 special meeting minutes with corrections noted.

TREASURER'S REPORT

Ms. Elwell presented the financials ending March 30, 2017. She stated the expenditures were typical and within budget.

Operating Account	\$ 73,091.60
Reserve Account	851,296.04
Disbursements	56,433.14
Total Funds	\$

Motion: Upon motion by Ms. Bielinski, seconded by Ms. Conway and unanimously carried, the March 30, 2017 financial report was approved as presented with disbursements of \$56,433.14 subject to audit.

MANAGEMENT REPORT

Mr. Flanagan noted Zbigniew will begin his vacation beginning April 21st and returning May 1 and will be covered by Wojtek.

Window washing will begin April 25th.

HVAC service work will be conducted in May.

The healthy ash trees will receive the ash borer treatment.

Spring flowers have been ordered and will be planted soon.

Gazebo work will be conducted to replace the damage done by squirrels and carpenter ants.

Mr. Flanagan summarized the repair/replacement of the four outside service doors at garage.

He noted the dryer vents throughout the property are highly unusual and summarized the work that would be required. Per the Association's Declaration and the Illinois Condo Act, the cleaning of dryer vents is a Homeowner responsibility. Communication will be issued to the Homeowner regarding the services.

Forty-five owners have expressed interest in having window and/or sliding glass door replacements in their units. He outlined the proposal, noting lift costs would be charged if work is done to an individual unit and included if there were group work totaling twenty - forty units, or fifty or more. The more Homeowners participating, the less the cost to the individual Homeowner. The summarized proposal will be posted in the building lobbies.

No smoking letters have been sent to all Homeowners, effective April 26, 2017. Fines will be assessed by the Board for violators.

OLD BUSINESS

Mr. Melford noted whatever was causing the high water bills has been resolved, with only an overage of a few gallons.

NEW BUSINESS

Motion: Upon motion by Ms. Bielinski, seconded by Ms. Brown and unanimously carried, the Board approved the proposal from Emerald Tree Care to treat the healthy Ash trees on the property at a cost not to exceed \$4,230.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Bielinski and unanimously carried the Board approved the contract for landscape maintenance for the period from 2017 - 2019.

Motion: Upon motion by Ms. Bielinski, seconded by Ms. Brown and unanimously carried, the Board approved the proposal from North Shore contractors to repair the gazebo at a cost not to exceed \$1,257.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Bielinski and unanimously carried, the Board approved the proposal from Rosborough for the planting of spring flowers.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Schuman and unanimously carried, the Board approved the proposal from North Shore contractors to replace the outside service doors at the garages at a cost of \$792 per door (four doors).

Motion: Upon motion by Ms. Bielinski, seconded by Ms. Elwell and unanimously carried, the Board approved the replacement of a window by Woodland Windows and Doors at 2020/109.

Motion: Upon motion by Ms. Bielinski, seconded by Brown and unanimously carried, the Board approved the installation of a window by Woodland Windows and Doors,

as outlined in the proposal, by 2020/109.

No Smoking signs will be ordered for the building.

There was discussion concerning utilizing FOBs throughout the property (garages, elevator, lobby, and outside garage service doors). Mr. Flanagan noted there must be the ability to open the door with a key. Further discussion will be held at the May meeting.

Motion: Upon motion by Ms. Bielinski, seconded by Ms. Schulman and unanimously carried, the Board approved the fine scheduled for smoking on the property:

First time offense: \$250
Each offense following: 50
Fine schedule effective April 26, 2017.

HOMEOWNERS REMARKS

The Homeowner remarks began at 8:38 PM and concluded at 8:56 PM.

ADJOURNMENT

Motion: Upon motion by Ms. Elwell, seconded by Ms. Schulman and unanimously carried, the Board adjourned the meeting to Executive Session at 8:57 PM.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Schulman and unanimously carried, the Board adjourned the meeting from Executive Session at 9:05 PM.

Motion: Upon motion by Ms. Bielinski, seconded by Ms. Elwell and unanimously carried, the Board adjourned the meeting at 9:07 PM.

Minutes by Words Plus