

VALLEY LO TOWERS I

Board of Directors Meeting

May 18, 2017

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

BOARD MEMBERS PRESENT: Rich Melford, President
Dixie Elwell, Treasurer
Margaretta Brown
Rochelle Schulman
Mary Bielinski
Art Ferguson

BOARD MEMBERS EXCUSED: Connie Conway

ALSO PRESENT: Lee Flanagan, Braeside Management
Homeowners

PRESIDENT'S REPORT

Mr. Melford welcomed the Homeowners present. He requested all Homeowner comments be held until the end of the meeting to assure time to complete business.

APPROVAL OF MINUTES

Motion: Upon motion by Ms. Brown, seconded by Ms. Schulman and unanimously carried, the Board approved the April 20, 2017 minutes as submitted.

TREASURER'S REPORT

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

Operating Account	\$ 71,728.89
Reserve Account	852,493.30
Disbursements	50,007.93
Total Funds	\$924,222.19

Motion: Upon motion by Ms. Bielinski, seconded by Ms. Brown and unanimously carried, the April 30, 2017 financial report was approved as presented with disbursements of \$50,007.93, subject to audit.

MANAGEMENT REPORT

Mr. Flanagan stated a proposal from Bartlett Tree Experts included removal of several trees which have died, and others with dead branches.

He noted he is continuing to work on the window replacement project.

The annual flowers will be planted this month.

The four outside service doors and the gazebo will be replaced at the end of each building the end of June.

Dryer vent cleaning bids are being gathered. A decision is expected at the next meeting. The cleaning is a Homeowner expense.

OLD BUSINESS

Mr. Melford stated bids for sealcoating of the parking lot, along with restriping, were received last year.

Mr. Flanagan was requested to summarize the activity of the property tax appeal. The assessed values across the Community were lowered, but not by much. Northfield Township will assist with any exemption questions.

NEW BUSINESS

- . **Motion:** Upon motion by Ms. Elwell, seconded by Ms. Brown and unanimously carried, the Board approved the proposal from Bartlett Trees with addition of replacement of two trees, as outlined.

Mr. Flanagan was requested to obtain proposals to replace lighting with LED lights. Bids will be available for the next Board meeting.

There was discussion concerning obtaining a backup generator for use in the community for the elevators and stairwell lights.

- Motion:** Upon motion by Mr. Ferguson, seconded by Ms. Bielinski and unanimously carried, the Board approved the purchase of two hundred forty keys at a cost of \$5 per key to install key locks to the elevators with keys distributed to all Homeowners. Mr. Flanagan will contact Anderson Lock to pursue this.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Bielinski and unanimously carried, the Board approved the proposal from Highland Sealcoating to sealcoat and stripe the parking lots at a cost not to exceed \$4,500.

The North elevator in the 2000 building continues to make noise. Mr. Flanagan will contact Anderson Lock to investigate and make recommendations.

There was a comment the new mailboxes look good and the new elevators are very nice.

HOMEOWNERS REMARKS

The Homeowner remarks began at 7:33 PM and concluded at 7:50 PM.

ADJOURNMENT

- Motion:** Upon motion by Ms. Elwell, seconded by Ms. Schulman and unanimously carried, the Board adjourned the meeting at 7:51 PM.

Minutes by Words Plus

