

VALLEY LO TOWERS I

Board of Directors Meeting

June 15, 2017

President Rich Melford called a meeting of the Valley Lo Towers to order at 7: 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
Connie Conway, Secretary

BOARD MEMBERS EXCUSED: None

ALSO PRESENT: Lee Flanagan, Braeside Management
Homeowners

PRESIDENT'S REPORT

Mr. Melford welcomed the Homeowners present.

He indicated the Annual meeting was coming which includes the election of Board members, and suggested Homeowners consider running for the Board.

Mr. Melford asked questions be held to the Homeowner Forum, at the end of the meeting.

He noted the Community is now a smoke free community. Any violations should be referred to Mr. Flanagan at Braeside Management.

He stated the pool is open and encouraged Homeowners to use the facility.

Dead trees have been removed throughout the property and the stumps will be ground soon. Replacement trees will be planted in the fall.

APPROVAL OF MINUTES

Motion: Upon motion by Ms. Brown, seconded by Ms. Schulman and unanimously carried, the Board approved the May 18, 2017 minutes with notation Ms. Conway was excused, not absent.

TREASURER'S REPORT

Ms. Elwell presented the financials ending May 31, 2017. She stated the expenditures were typical and within budget.

Operating Account	\$ 64,929.52
Reserve Account	853,761.62
Disbursements	56,805.20
Total Funds	\$918,691.14

Motion: Upon motion by Ms. Schulman, seconded by Ms. Bielinski and unanimously carried, the May 31, 2017 financial report was approved as presented with disbursements of \$56,805.20, subject to audit.

MANAGEMENT REPORT

Mr. Flanagan stated the fascia around the gazebo and other work would begin next week.

Exterior service door work will begin next week.

Bids have been received for dryer vent cleaning. The Board wants to proceed with this effort.

Zbigniew is scheduled to perform steam cleaning of the carpets in July. Another contractor utilizes a dry cleaning method, which Mr. Flanagan summarized.

Driveway sealcoating and restriping is scheduled for late July/early August. A price for the fire lane will be submitted separately.

Bids are being received to paint the elevators doors, touch up the hallways, stairwells and garage.

Bartlett has removed all the dead trees throughout the property. An additional pine at end of 2000 building has also been identified as needing to be removed. Once the stumps are ground, materials to grow grass will be added, as trees can't be replanted in the same spot. A plan for where replacement trees will be planted will be created.

Invoices for Anderson Elevator will be modified for adjustments that were incorrectly billed. Mr. Flanagan noted there would be no service payment for six months after the elevator work has been completed.

Elevator keys will be made that will call the elevator. Each Homeowner will receive two keys, with additional keys available at a \$15 per key.

Mr. Flanagan outlined the window replacement project and bids. A summary of the bids was distributed to all Homeowners. The window summary page will be sent to all Homeowners. A special meeting will be held in July for any Homeowner wanting information about their window(s).

OLD BUSINESS

It was noted dryer vent cleaning for vents facing North would be \$60, while those facing South would be \$160. The cost will be expensed to the Homeowner.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Schulman and unanimously carried, the Board approved the cleaning of dryer vents and installation of covers on the South vents at a cost of \$60 per North vent and \$160 per South vents, costs to be paid by Association and passed on to Homeowners.

There was discussion concerning the use of cell phones for intercom entrance.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Bielinski and unanimously carried, the Board approved the use of either cell phone or landline to be selected to tie to the intercom system. Selection to be a Homeowner choice.

NEW BUSINESS

Motion: Upon motion by Ms. Conway, seconded by Ms. Bielinski and unanimously carried, the Board approved Carpet Clean by Classic to use a dry method to clean the carpets in both buildings at a cost of \$1,248 per building.

Mr. Flanagan will issue a letter concerning the use of arms to prevent the elevator door from closing. It was noted a few additional seconds was needed for the North elevator between opening and closing.

Mr. Flanagan stated the rollers moving the North elevator up and down was the culprit causing the noise when in movement.

HOMEOWNERS REMARKS

The Homeowner remarks began a 7:38 PM and concluded at PM. Topics discussed included:

- Window replacement;
- Dryer vent cleaning;
- Garage stair painting;
- Cell phone use for the intercom;
- Stuck in elevator, no one answered the emergency call;
- Moths in the unit and in stairwell;
- Concern of carpet cleaning allergies – MSDS sheets will be posted;
- Question if both vents could be cleaned at same time – not needed;
- Installation of intercom in hospitality room – no phone in room;
- Tree branch cracked at 2020 building;
- Flowers look beautiful;
- Right of way in garage;
- Landscaping company used by Villas.

ADJOURNMENT

Motion: Upon motion by Ms. Elwell, seconded by Mr. Ferguson and unanimously carried, the Board adjourned the meeting at 7:59 PM.

Minutes by Words Plus