

VALLEY LO TOWERS I
Board of Directors Meeting
September 14, 2017

President Rich Melford called a meeting of the Valley Lo Towers to order at 7:02 PM at the Club House. It was noted a quorum was present.

BOARD MEMBERS PRESENT: Rich Melford, President
Margaretta Brown
Rochelle Schulman
Art Ferguson
Connie Conway, Secretary

BOARD MEMBERS EXCUSED: Dixie Elwell, Treasurer
Mary Bielinski

ALSO PRESENT: Lee Flanagan, Braeside Management
Homeowners

APPROVAL OF MINUTES

Motion: Upon motion by Ms. Conway, seconded by Ms. Brown and unanimously carried, the Board approved the June 15, 2017 minutes as submitted.

PRESIDENT'S REPORT

Mr. Melford welcomed the Homeowners present.

He noted the pool has been closed for the year.

Four terms will be expiring at the Annual meeting, opening four vacancies on the Board.

TREASURER'S REPORT

In Ms. Elwell's absence, Mr. Melford presented the financials ending August 31, 2017. He noted the expenditures were typical and within budget.

Operating Account	\$ 70,975.73
Reserve Account	861,993.97
Disbursements	47,493.00
Total Funds	\$ 932,939.70

Motion: Upon motion by Ms. Conway, seconded by Ms. Brown and unanimously carried, the August 31, 2017 financial report was approved as presented with disbursements of \$47,493.00, subject to audit.

MANAGEMENT REPORT

Mr. Flanagan stated the Annual meeting would be held November 16, 2017 and explained the candidacy and voting process.

The September 26 meeting in the 2020 building meeting room, is for the purpose of budget review.

Carpets were cleaned the beginning of July, noting this was a dry cleaning process which removed many of the stains.

The sealcoating work has been completed.

Elevator doors will be painted during September.

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Bartlett has presented a proposal to remove 10 large trees which are dead or in severe decline.

Proposals for painting in the garage and stairwells have been received. Included is painting for the garage walls, ceilings and the landings and stairwells. Patching work will also be done. Work is expected to take place in late October or early November.

He summarized the work by FloorGuard at a local community, noting the process and the work was very good.

Mr. Flanagan stated he recommends not doing the garage lighting until the floor and painting work is completed. LED lighting fixtures and lamps will be used.

The final payment to Anderson Elevator has been held until the work is satisfactorily completed. He summarized the explanation for the problems with the elevator in the 2020 building. He noted all the wheels and mechanics were not replaced, and some noise is to be expected.

Everything is ready to proceed for the dryer vent cleaning with the exception a company in making the sixty dryer vent hoods required for the South side of the building.

OLD BUSINESS

None presented.

NEW BUSINESS

Motion: Upon motion by Ms. Conway, seconded by Ms. Schulman and unanimously carried, the Board approved the Bartlett Tree Experts to remove and grind the stumps of ten trees around the property at a cost not to exceed \$7,811.

Motion: Upon motion by Mr. Ferguson, seconded by Ms. Conway and unanimously carried, the Board approved proceeding with the Dryer Vent cleaning, both North and South sides.

A motion to do just the North side dryer vents died, as there was no second.

There was discussion concerning the \$100 fee to have new dryer vent covers added to the South side

and charged back to the Homeowners,

HOMEOWNERS REMARKS

The Homeowner remarks began a 7:38 PM and concluded at 8:00 PM. Topics discussed included:

- Dryer vent cleaning;
- Painting of garage floor and stairwells;
- Suggestion to have a hand mike at the meetings;
- Ducts and pipes belonging to an individual unit, repairs are a Homeowner responsibility while pipes and ducts serving multiple units is Association's responsibility;
- Board has authority to require Homeowners to maintain specific items;
- Request that what is used to paint the steps not be slippery;
- Resident was stuck in the elevator;
- Suggestion - Homeowners contact Management when they identify a problem;
- Percentage of owners new to Valley Lo Towers I;
- Why no Directory – new law requires Homeowner to “opt in” to be included in the Homeowner Directory – when this was sent out, majority didn't want to be in the Directory;
- Removal of trees;
- Trimming of trees;
- Elevator usage;
- Association web site;
- Suggestion on how to present a new Directory to Homeowners;
- Cell phone usage is available to open front door;
- Garage stairwell painting;
- Budget meeting is open to Homeowners;
- Landscaping;
- Master antenna on building isn't digital.

ADJOURNMENT

Motion: Upon motion by Ms. Conway, seconded by Ms. Brown and unanimously carried, the Board adjourned the meeting at 8:01 PM to Executive Session.

Minutes by Words Plus