

**VALLEY LO TOWERS I**  
**Board of Directors Meeting**  
**June 21, 2018**

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Connie Conway called a meeting of the Valley Lo Towers I to order at 7:00p.m. at the Valley Lo Towers Club House. It was noted a quorum was present.

**BOARD MEMBERS PRESENT:** Margaretta Brown  
Connie Conway, Secretary  
Rochelle Schulman  
Judy Skinner  
Art Ferguson

**BOARD MEMBERS ABSENT:** Rich Melford, President  
Dixie Elwell, Treasurer

**ALSO, PRESENT:** Lee Flanagan, Braeside Management  
Homeowners

**APPROVAL OF MINUTES**

**Motion:** Upon motion by Ms. Conway, seconded by Ms. Schulman and unanimously carried, the Board approved the April 19, 2018 minutes as amended.

**Motion:** Upon motion by Ms. Conway, seconded by Ms. Schulman and unanimously carried, the Board approved the May 17, 2018 minutes as amended.

It was noted that Art Ferguson was present at both meetings.

**TREASURER'S REPORT**

Ms. Conway presented the financials in the absence of the Treasurer for the period ending May 31, 2018.

Operating Account	\$ 53,189
Reserve Account	980,044
Disbursements	0
Total Funds	1,033,233

Ms. Conway noted the Association is contributing to reserves at a rate of \$16,937 per month.

**Motion:** Upon motion by Ms. Schulman, seconded by Ms. Brown, and unanimously carried, the April 30 and May 31, 2018 financial reports were approved.

**MANAGEMENT REPORT**

Mr. Flanagan provided the following updates:

**Stairwell painting** – It is complete except the inside of the first-floor doors leading to the outside.

**Garage painting** - walls and ceilings - The 2020 garage will be wrapped up on Monday. We had talked about adding some striping to make parking easier for residents and had selected the color red. Based on some concerns about this color choice, we will revisit the color options.

**Garage floors** - They will take a week to complete once started. The dates are fluid. Each will take about 2 weeks in July. Work should be completed for all 4 garages by August 15. Ms. Skinner requested that Mr. Flanagan have Homeowners put their name on their shopping carts because they are getting moved around during this time.

Wojciech has started. Rosborough has been asked to remove the germination blanket from the turf.

Mr. Flanagan shared information regarding a new pathogen affecting older Spruce trees, none of fungicides currently being used are working to combat this, and unfortunately, we should plan on losing pine trees over the next 5 years.

**Aaron & Trecker** – They were on premise to inspect all commercial and residential condensing units in early May. They were unable to leave notes at that time due to their digital invoicing system. They have since left notes notifying Homeowners if their units need to be serviced. Please contact them if you received such a notice and have the necessary work done.

Board Members expressed concern about the increase in the quantity of Homeowners' units requiring work this year compared to past years. The Board requested that Mr. Flanagan contact A&T and inquire about the volume of residents needing capacitors, and contactors.

#### **OLD BUSINESS**

Ms. Conway is still working on the directory. She asked Homeowners to please contact her or Braeside if they have obsolete land lines or out of date cell phone numbers. Homeowners must opt in to be included in the directory! Letters will need to be sent to Homeowners requesting an opt in with choices for email, phone, etc. Mr. Flanagan promised to get the letters to Homeowners in July and to get the information out within 30 days of receiving it from Homeowners.

Mr. Ferguson is exploring a bumper type solution for the parking garage. He looked in to an aluminum extrusion, with a rubber and vinyl overlay. He estimates total cost will be approximately \$4,000 including installation. This would be a nice feature for Homeowners to prevent doors from bumping the garage walls in the small parking spaces. The Board proposes testing a sample for evaluation.

#### **NEW BUSINESS**

The Board expressed concerns regarding the landscaping condition in some areas of the property and asked Mr. Flanagan to have Rosborough make some recommendations and provide an estimate.

Mr. Flanagan noted that notices would go up tomorrow and door drops would be left notifying Homeowners of the schedule for the garage floor painting.

#### **HOMEOWNERS REMARKS**

The Homeowner remarks began at 7:45 PM and concluded at 8:45 PM.

#### **ADJOURNMENT**

##### **Motion:**

Upon motion by Ms. Skinner seconded by Ms. Schulman and unanimously carried, the Board adjourned the meeting at 8:45 PM.

*Minutes by Words Plus*