

VALLEY LO TOWERS I
Board of Directors Meeting
September 20, 2018

Rich Melford 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
Rich Melford, President
Dixie Elwell, Treasurer

BOARD MEMBERS ABSENT: None

ALSO, PRESENT: Lee Flanagan, Braeside Management
Homeowners

PRESIDENT'S COMMENTS

Mr. Melford explained that the Board will have an opportunity to hear from everyone, but asked Homeowners to be respectful of others, speak positively and to not be redundant. David Lockhart accepted responsibility for the problems that arose during garage painting and has promised to take care of the problems and apologized. Mr. Melford welcomed everyone and hopes they had a good Summer.

TREASURER'S REPORT

Ms. Elwell presented the financials for the period ending July 31, 2018.

Operating Account	\$ 54,261
Reserve Account	1,015,325
Disbursements	8,526
Total Funds	1,069,586

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

Motion: Upon motion by Ms. Conway, seconded by Ms. Brown, and unanimously carried, the July 31, 2018 financial reports were approved.

MANAGEMENT REPORT

Mr. Flanagan provided the following updates:

Stairwell painting, Garage ceilings and wall painting – All the stairwell doors to the outside have been painted. A couple of minor touch-ups need to be done in the 2 stairwells. Couple of doors need touch up in the 2020 building. There is some concern about the garage painting job. We will have a final walk through prior to payment for the garage ceiling and wall painting work and any concerns can be addressed.

Garage painting – The work on the west side of 2020 and the east side of 2000 was progressing well until the final coat of epoxy was applied which caused fumes that were stronger than expected and caused breathing issues and concerns for several Homeowners. Exhaust fans were turned on to help

disburse the fumes which were not toxic in any way. Mr. Flanagan detailed plans going forward to ensure Homeowners will be better informed and preventive actions will occur to avoid a repeat of this situation.

Problems with Groot - For a 3-week period in July through August we had inconsistent garbage service from Groot. Things had improved, then there were problems again following Labor Day. Mr. Flanagan let Groot know the Board wants to cancel the contract and he has it out for bid. Waste Master brokers waste hauling and they came in under \$800. The Groot contract expires in February. Worst case a change can be made then.

Tree replacement information will be discussed at next meeting. Ten were identified and we could do 15-20 at roughly \$600 per tree.

Village Plumbing may be able to do the rodding of kitchen lines through the roof.

Wall Guards for Garage- \$1700 for materials, 2K for labor.

Rosborough gave two proposals for plantings. They will discuss tonight. Also, one to plant 150 mums.

Reserve Study – Ordered an update to the 2014 study.

Directory should be completed the first of February. Twenty-seven people did not respond to request. Mr. Flanagan asked for help with reaching those people.

OLD BUSINESS

Motion: Upon motion by Ms. Elwell, seconded by Ms. Skinner, and unanimously carried, the Board cancelled the epoxy coating project for the garage level elevator lobby.

NEW BUSINESS

Motion: Upon motion by Mr. Ferguson, seconded by Ms. Conway, and carried by a majority vote, the Board approved installation of garage wall guards. Estimated costs of \$1700 for materials and \$2,000 for labor.

Motion: Upon motion by Ms. Elwell, seconded by Mr. Ferguson, and unanimously carried, the Board approved the planting of perennials at the front entrances in the amount of \$6,166 by Rosborough.

Motion: Upon motion by Ms. Conway, seconded by Ms. Skinner, and unanimously carried, the Board approved the planting of mums in the front entry beds and building pots in the amount of \$2,500 by Rosborough.

There is a desire to create Commissions. Ms. Conway clarified that Commissions are appointed by the Board, they report to the Board in an advisory capacity, and they work on behalf of the Board. Commission members must be legal owners. The Board requested names of the Chairpersons and members of the proposed Commissions. They will be reviewed by the Board and once ratified, additional sign-up sheets can be posted.

HOMEOWNERS REMARKS

The Homeowner remarks began at 7:40 PM and concluded at 8:20 PM.

Comments included proposed Commissions, questions regarding landscaping, concerns about the garage painting contractor, concerns about overall maintenance needs, frustrations about the Groot issues and questions about dryer vent flap plans.

New owners were welcomed: Jim and Pam Casello and Calvin and Kathy Bryne.

ADJOURNMENT

Motion:

Upon motion by Ms. Elwell seconded by Ms. Schulman and unanimously carried, the Board adjourned the meeting at 8:23 PM.

Minutes by Words Plus