

VALLEY LO TOWERS I
Board of Directors Meeting
October 18, 2018

Approved

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: Margareta Brown
for Valley Lo Towers I 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

APPROVAL OF MINUTES

Motion: Upon motion by Ms. Conway, seconded by Ms. Brown, and unanimously carried, the Board approved the June 21, 2018 minutes as submitted.

Motion: Upon motion by Ms. Conway, seconded by Ms. Brown, and unanimously carried, the Board approved the September 20, 2018 minutes as amended.

PRESIDENT'S COMMENTS

Mr. Melford encourages Homeowners to run for the Board. October 26th is the deadline to run. Proxy's will be accepted starting at 6:30, meeting begins at 7:00. Vandalism on the garage floor has been disappointing.

TREASURER'S REPORT

Ms. Elwell presented the financials for the period ending September 30, 2018.

Subject to Audit

Operating Account	\$ 64,135
Reserve Account	1,009,503
Disbursements	0
Total Funds	1,073,638

Ms. Elwell noted the Association is contributing to reserves at a rate of \$16,937 per month and all expenses are typical and within budget parameters. There will be no increase in assessments in the 2019 budget and there has only been an increase once in the 5 years that Ms. Elwell has been here.

Motion: Upon motion by Ms. Schulman, seconded by Ms. Skinner, and unanimously carried, the September 30, 2018 financial reports were approved.

MANAGEMENT REPORT

Mr. Flanagan provided the following updates:

Fire Alarm Inspection – will occur on October 29 – 31st . Wojciech will accompany the technician.

Front entry planting – will start next week.

Wall guards have been ordered and will be installed in November.

Light covers will also be installed in the garage and stairwells.

Painter – Mr. Flanagan is holding back money and is having a challenge reaching the painter to finalize the work.

Groot contract – Attorney suggests the Association stay under contract which ends January 31 and have a new company in place by February. Contract is written so that we cannot cancel them.

Fall tree installation – Mr. Flanagan received 3 bids. Weiler is the lowest bid at \$7,193 for 15 trees. He also received bids from Rosborough and Brightview. The Board is welcome to walk through and determine the locations for plantings.

Rodding Kitchen Lines from the roof – He contacted two companies to offer bids. Village Plumbing will charge \$160 per unit to rod drains from the roof. Killian does not rod from the roof anymore. Board requested one more bid.

Directory – It is ready, and Ms. Conway mentioned there are many errors.

OLD BUSINESS

None

NEW BUSINESS

Motion: Upon motion by Ms. Conway, seconded by Ms. Rochelle, and carried by a unanimous vote, the Board approved up to \$160 per unit for rodding of kitchen lines subject to receipt of a second bid.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Brown, and unanimously carried, the Board approved Wieler for tree installation at a cost of \$7,200.

Motion: Upon motion by Ms. Conway, seconded by Ms. Schulman, and unanimously carried, the Board approved the formation of four Commissions to include a Landscape Commission, Rules and Regulations Commission, Maintenance Commission and an Owner Involvement Commission.

Motion: Upon motion by Ms. Skinner, seconded by Mr. Ferguson, and carried by majority vote, the Board approved Connie Conway to chair the Rules and Regulations Commission.

Motion: Upon motion by Ms. Conway, seconded by Ms. Schulman, and carried by majority vote, the Board approved Judy Skinner to chair the Landscape Commission.

Motion: Upon motion by Ms. Conway, seconded by Ms. Skinner, and carried by majority vote, the Board approved Art Ferguson to chair the Maintenance Commission.

Motion: Upon motion by Ms. Conway, seconded by Ms. Skinner, and carried by majority vote, the Board approved Dixie Elwell to chair the Owner Involvement Commission.

Margareta Brown opposes all the above motions related to approval of chairs for the Commissions.

HOMEOWNERS REMARKS

The Homeowner remarks began at 7:35PM and concluded at 8:14 PM

ADJOURNMENT

Motion: Upon motion by Ms. Elwell seconded by Ms. Skinner and unanimously carried, the Board adjourned the meeting at 8:14 PM.

Minutes by Words Plus