

VALLEY LO TOWERS I
Board of Directors Meeting
April 11, 2019

Connie Conway called a meeting of the Valley Lo Towers I to order at 7:02pm at the Valley Lo Towers Club House. It was noted a quorum was present.

BOARD MEMBERS PRESENT: Connie Conway, President
Art Ferguson, Vice-President
Dixie Elwell, Treasurer
Judy Skinner, Secretary
Rich Melford,
Anne Gardner
Lynne Goldman

BOARD MEMBERS ABSENT: None

ALSO, PRESENT: Kevin Sanders, Braeside Management
Homeowners,
Jim Cunningham with Marquette departed at 7:30

APPROVAL OF MINUTES

Motion: Upon motion by Ms. Elwell, seconded by Ms. Skinner, the Board unanimously approved the November 15, 2018 minutes as amended.

ELECTION OF OFFICERS

Motion: Upon motion by Ms. Gardner, seconded by Ms. Skinner and unanimously carried, the Board ratified the prior election of Officers as follows: Connie Conway – President, Art Ferguson - Vice-President and Dixie Elwell - Treasurer.

Marquette presentation of new plans for pool and fitness center by Jim Cunningham

PRESIDENT'S COMMENTS

Per the Marquette presentation: We are responsible for maintenance and repairs only, and we will be very careful to make certain that we are not being charged for any capital improvements.

Thank you for being here and for your interest and attentiveness. It is valuable. Shout out to 2020 for having cars moved for garage cleaning. Please be equally as cooperative during the window washing. Anything extra will be at your own expense.

TREASURER'S REPORT

Ms. Elwell presented the financials for the period ending February 28, 2019.

Operating Account	\$ 62,515
Reserve Account	950,579
Disbursements	49,729
Total Funds	1,013,094
Reserve Disbursements	0

Reserves grew by \$5,421 in the past 12 months, and some major projects have already been completed.

Motion: Upon motion by Mr. Melford, seconded by Ms. Gardner and unanimously carried, the Board approved the Treasurer's report subject to audit.

COMMISSION REPORTS

Maintenance –Mr. Ferguson reported this committee will be addressing basic repairs like gazebo lattice work, safety repairs like concrete repairs and sink holes, and discretionary repairs as funds permit. There have been requests for railing repairs, and a sound proof wall for the unit next to the exercise room. The association has spent \$7,000 of unexpected repairs thus far so need to make hard decisions. Need to prioritize by safety, cost and importance.

Social – Ms. Elwell reported they held a meeting on March 20 with 15-16 people in attendance. They combined with the previous social committee. New owner package is being worked on, discussion about distribution. Introduction of new owners: Colleen Ross, 2020/205 [cpress1954@yahoo.com](mailto:cross1954@yahoo.com) phone # 224-616-3045, Carole Dominic 2000/301, Jerry Digani 2020/305, Jamie Cost 2000/111. Recycling project – plan to communicate appropriate items, no plastic bags. Spring Party will be April 28. Directory is in the works and working on a procedure to keep updated.

Landscape – Met in January. Ms. Skinner reported they selected flower colors for Chestnut entrance and will have flowers for Spring, Summer and Fall. Pansies and buttercups will go in tomorrow. Arborist will look at the tree health and pruning needs and need for any tree removal.

Rules and Regulations/By-laws – Ms. Conway has collected Rules and Regs from lots of associations in the area. She will distribute these for review to all commission members. Please provide any Rules and Regs that you have access to for consideration, and if you have suggestions please share them.

MANAGEMENT REPORT

Mr. Sanders introduced himself to Homeowners and provided information on the following:

Window Washing is scheduled for April 23 and 24.

Water main leak at the 2000 building east garage– Marquette is looking at it to determine where the shutoff is located, and the extent of the work required. Mr. Sanders will keep everyone updated. It will be fixed this spring.

Garage floor drains were rodded on the 28th and 29th of March

Garage floor cleaning proposals – 3 proposals presented: ACS - \$1,994 and Northern Power \$2626 K&M \$2400. Mr. Sanders recommends Northern Power because they emphasize screening the drains.

Sprinkler heads were replaced costing \$2,606 and paid from money held back from contractor so no additional expense to the Association.

Reserve Advisors meeting is scheduled. Board members are welcome to join Mr. Sanders.

Continuous Water usage issue in the 2020 building. Issue has been identified and resolved. If you hear running water, please inform management.

Converting exterior lighting timers to photocells – getting quotes for balcony lights, parking lot lights and ground lighting.

Rodding Kitchen Lines from the roof was completed in December.

The **January flood** event occurred due to a Homeowner performing plumbing work without notification or approval from Braeside. Management request that you check in before you perform any plumbing work. Must use a licensed plumber and/or inform the management company of your plans.

Kitchen back-up at 2000/312 has been resolved.

OLD BUSINESS

Motion: Upon motion by Ms. Conway, seconded by Ms. Elwell and unanimously carried, the Board ratified the expense to repair the garage overhead door of 2000 east building.

Motion: Upon motion by Ms. Elwell, seconded by Ms. Skinner and unanimously carried, the Board approved the Aaron & Trecker contract for HVAC spring cleaning and inspection costing \$7,530.

NEW BUSINESS

Motion: Upon motion by Mr. Ferguson, seconded by Ms. Skinner, opposed by Lynne Goldman, the Board approved Mr. Sanders to get quotes to entertain 2 options for soundproofing the wall in the unit next to the exercise room.

Motion: Upon motion by Ms. Goldman, seconded by Ms. Elwell and unanimously carried, the Board accepted the proposal by Northern Power for \$2626 to clean the garage floors this spring.

HOMEOWNERS REMARKS

The Homeowner remarks began at 8:47 PM and concluded at 8:59 PM and included the following topics:

- Question about training for Board Members
- Concerns about the garage door
- Timing of posting of minutes
- Reserve Study expenditure concerns, Ms. Goldman responded that she agrees and plans to carefully formulate a 5,10,15 and 20-year reserve study plan.
- Management should be respectful of all Holidays and weather conditions.
- Request for agenda in advance of meetings
- Garage floor surface gets slippery when wet, and is too dirty, needs a solution

ADJOURNMENT

Motion: Upon motion by Ms. Elwell, seconded by Ms. Gardner, and unanimously carried, the Board adjourned the meeting at 8:59PM.

Minutes by Words Plus

APPROVED