



Reserve Account	\$ 1,002,617.57
Disbursements	\$ 60,642.55
Total Funds	<b>\$1,081,591.36</b>
Reserve Disbursements	\$ 3,980.00

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

### **COMMISSION REPORTS**

**Maintenance** – Art Ferguson has updated the maintenance item list and posted it on the website. The Reserve Study is complete. The Board needs to review and discuss priorities, Health and safety issues are always top priority

**Social** – Ms. Elwell thanked Colleen McGinnis's' work with Marquette for the Fall Social, a great event, and well received.

Upcoming: a "Meet and Greet" for Board nominees In October. Ms. Conway requested that the nomination forms for the Board be sent out to the residents as soon as possible-there are 4 open seats. Also, a neighborhood dinner is on the radar as well as a cocktail party before the holiday season.

A representative from SWAANC is doing a recycling presentation on Sept 26 at the Club House at 2pm. A headcount is needed for set up. The Board asked homeowners to rsvp via email.

The Welcome packet is completed and will soon be distributed to owners. Any corrections please contact Lynne Goldman via email or phone and she will update.

New resident, Tom Erickson 2000/104 was introduced.

**Landscape** – Ms. Skinner reported that 3 dead trees have been removed by the gazebo, and planters will be transformed to a Fall arrangement in the next few days. Report from the arborist has been received. The next landscaping meeting will be scheduled on a non-Holiday week and will be posted.

**Rules and Regulations/By-laws** – Ms. Conway reported that another meeting will be scheduled in the next few weeks. There is a lot of material to review and a need to determine a schedule of fines for specific violations. A Co-Chair is needed.

### **MANAGEMENT REPORT**

Mr. Sanders provided information on the following:

- ☑ The 2020 west garage door was replaced along with 2 panels on the 2020 east garage door.
- ☑ The concrete in the 2020 west side outdoor stairwell was replaced
- ☑ CRC Completed the Concrete stabilization of sidewalks. They will be coming back in the next couple of weeks to do caulking and repair aggregate rock tile
- ☑ Completed the hand rail install on outside kitchen stairwells.
- ☑ Bartlett Tree Survey is in, and will be added to the website
- ☑ Asphalt was replaced outside the 2000 east garage
- ☑ Carpets were steam cleaned.
- ☑ Grout and tile were cleaned in Lobbies
- ☑ Garage elevator areas were cleaned-new runners are being ordered.
- ☑ New mats were purchased for the elevator floors- they are made of polycarbonate material, which is durable for furniture wear and tear
- ☑ Required annual backflow testing was done in August by Chicago Back Flow Inc..
- ☑ Mr. Sanders said that a lower electric rate has been locked in and will be effective in May of 2020. The current rate is .06457/kwh and the new rate will be .05598 kilowatts per hour
- ☑ There is a proposal from American Sealcoating to repair additional areas of the parking lots. Sealcoating will be budgeted for the spring/summer.
- ☑ There are bids from Aaron & Trecker and Total Mechanical Solutions for the replacement of a 2000 rooftop AC unit. Mr. Sanders recommended that TMS replace the unit and A & T service it after the warranty expires. Eventually, all of the units will need to be replaced as they are original to the buildings, and R22 refrigerant will not be available after January 2020.
- ☑ The Association Insurance is due for renewal. American Family has the lowest rate and offers the most coverage.
- ☑ The reserve study results were briefly discussed. The fire lane, garage heaters and possibly boilers should be replaced in the next 5 years. A 3% increase in the reserve is recommended. The Reserve study will be posted on the website and residents are welcome to call Mr. Sanders with any questions or comments.
- ☑ Power washing of both garages is scheduled for October. The east side garages and the west side garages will be cleaned simultaneously.
- ☑ The Valley Lo Towers II clubhouse will be available for the October and November Board meetings.
- ☑ Mike Provost from Save a Tree recommends cut back of all trees around the perimeter of the property.

#### **OLD BUSINESS:**

- Motion:** Upon motion by Dixie Elwell, seconded by Rich Melford, and unanimously carried, the Board approved to ratify the expense of the kitchen stairwell handrails for \$2,930.
- Motion:** Upon motion by Lynne Goldman, seconded by Judy Skinner, and unanimously carried, the Board approved to ratify the expense of the driveway asphalt repair outside the 2000 east garage for \$1,689.00.
- Motion:** Upon motion by Anne Gardner, seconded by Rich Melford,

and unanimously carried, the Board approved grout and tile cleaning of the garage lobbies:- \$1,700.00, for the 2020 garage for and \$1,900.00 for the 2000 garage.

#### **NEW BUSINESS:**

**Motion:** Upon motion by Rich Melford, seconded by Dixie Elwell, and unanimously carried, the Board approved the expenditure of American Sealcoating for repairing areas of the parking lot asphalt for \$4,447.89.

**Motion:** Upon motion by Art Ferguson, seconded by Dixie Elwell, and unanimously carried, the Board approved Total Mechanical Solutions to install a new AC unit on the 2000 West Building rooftop for a total of \$27,317.

**Motion:** Upon motion by Lynne Goldman, seconded by Rich Melford, and unanimously carried, the Board approved changing the Association Insurance provider to American Family with an annual premium of \$29,985.

**Motion:** Upon motion by Judy Skinner seconded by Dixie Elwell and unanimously carried, the Board approved the expenditure of cutting back building perimeter trees by Save a Tree for \$2,885.

**Motion:** Upon motion by Rich Melford, seconded by Dixie Elwell, and unanimously carried, the Board approved the expenditure of garage cleaning by Northern Power Washing for \$3,000.

#### **HOMEOWNERS REMARKS**

The Homeowner remarks began at 8:24 pm and concluded at 8:58 pm

- Homeowner commented on elevator hydraulics
- Homeowner expressed Gratitude to Mr. Sanders for management of Association and suggested purchasing CDs to invest the reserves.
- Homeowner inquired about the status of the abandoned car and said that some of the parking lot lights are out
- Hallways in buildings are freezing at night and hot during the day-thermostat adjustment?
- Package accumulation in the mail room area
- Date of the budget meeting and if the reserve study will be available to residents. Mr. Sanders said it will be will be added to the website
- elevator padding still up on the weekend.

- ☒ Homeowner commented on roof leaks and suggested getting bids from other roofing companies
- ☒ Homeowner commented on recent brown-outs and discussion of dealing with power outages and preventing power surges
- ☒ stairwells need cleaning again
- ☒ Garbage chute doors still had some closing problems and need to be adjusted
- ☒ Homeowner commented on insulation around freon lines

### **ADJOURNMENT**

**Motion:** Upon motion by Dixie Elwell, seconded by Judy Skinner, and unanimously carried, the Board adjourned the meeting at 8:58 PM.

*Minutesby WordPlus*