

VALLEY LO TOWERS I
Board of Directors Meeting
October 17, 2019

Connie Conway called a meeting of the Valley Lo Towers I Condominium Association to order at 7:00 pm at the Valley Lo Towers Clubhouse. It was noted a quorum was present.

BOARD MEMBERS PRESENT: Connie Conway, President
Art Ferguson, Vice-President
Judy Skinner, Secretary
Anne Gardner
Lynne Goldman

BOARD MEMBERS ABSENT: Dixie Elwell, Treasurer
Rich Melford

ALSO, PRESENT: Kevin Sanders, Braeside Management
Homeowners

APPROVAL OF AGENDA AND MINUTES

Motion: Upon motion by Judy Skinner, seconded by Connie Conway, and unanimously carried, the Board approved the October 17, 2019 meeting minutes agenda with the addition of photocell light control.

Motion: Upon motion by Anne Gardner, seconded by Judy Skinner, and unanimously carried, the Board approved the September 19, 2019 minutes.

PRESIDENT'S COMMENTS

Board President Conway reported that there is no update yet regarding the proposed project and bocce ball. Attorney has been in touch with Marquette who has not submitted their contract or proposals.

A letter detailing the proposed operating budget arrived to homeowners today. Comments regarding the proposed budget should be submitted to Braeside as soon as possible. A Q&A session will be offered on Tuesday, November 5th at 7pm in the 2020 Social Room. Notices will be posted. The budget will be approved on Thursday, November 14th.

TREASURER'S REPORT

Ms. Elwell presented the financials for the period ending August 31, 2019.

Operating Account	\$76,247
Reserve Account	\$1,1004,012
Disbursements	\$67,089
Total Funds	\$1,074,915
Reserve Disbursements	\$11,479

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

COMMISSION REPORTS

Maintenance – Mr. Ferguson reported there is an updated items list on the website. A discussion about next year's potential projects will take place on Monday, October 28th at 7pm in the 2020 social room. Various issues with lights and doors are being evaluated, being mindful of security.

Social – In Ms. Elwell's absence, Ms. Conway reported that the recent gathering was very nice, thanking all those that attended. Ms. Goldman informed attendees of two board candidate meet & greet sessions scheduled on Thursday, 11/7 from 7-8:30p and Sunday, 11/10 from 2-4pm in 2020. Times are subject to change and will be posted soon. Please note the primary day is Sunday with most candidates assured to attend. It was also noted that individual calls and contact are welcome.

Landscape – Ms. Skinner thanked the landscape volunteers for helping with planting the Fall decorations in the planters. The Committee will next meet on October 21st in the 2020 social room at 7pm. Autumn Joy Perennials will be planted at entrance at no cost by Rosborough, and the remaining dead evergreens left by ComEd at the 2000 Building, after an outage repair, have been removed and area cleaned up. I have requested the Arborist report be downloaded to the website.

Rules & Regulations – A Meeting will be scheduled at the end of October or early November and will be posted.

MANAGEMENT REPORT

Mr. Sanders provided information on the following:

OLD BUSINESS:

2020 West/East Garage Door panels will be painted in the next few weeks.

Garage Pedestrian Doors will be painted before the end of October.

Parking Lot Asphalt Repairs will begin in the next 2-3 weeks; details to be posted.

2000 West RTU will be replaced in the next few weeks with the use of a crane.

Tree Trimming has been completed around the perimeter of both buildings.

Garage Scrubbing/Power Wash was recently completed. Thanks were given to homeowners for removing their cars. Inside-Out Cleaning Service will be contacted regarding marks that couldn't be removed.

NEW BUSINESS:

Power Outages have been a problem over the past two months with elevators down at both buildings. ComEd restored power within a couple of hours. If homeowners incurred any damage at that time from surges, etc., they should call ComEd and request a compensation claim form.

Pest Control Contract from Anderson Pest Solutions is recommended for preventive wasp control.

Northshore Towing submitted an annual contract for on-call towing at \$100/month.

Engineering study is desired to survey balconies. Mr. Sanders of Braeside Management to request proposals to be reviewed at annual meeting.

Security Consultant is desired to review the property for security vulnerabilities. Mr. Sanders of Braeside Management to obtain consultant options by November.

2020 Budget/Annual Meeting is scheduled for Thursday, November 14th. Q&A of budget begins at 6:30pm ending with official vote to approve budget, followed by annual meeting at 7:30pm, followed by regular board meeting at 8pm.

Exterior lighting change to photocell light control being considered to adjust lights automatically for seasonal changes at a cost of \$3,754 for both buildings.

Homeowners directory updates are on-going. The 2019 directory can be found on the website by signing in with your email and password. Thanks to Paul Kiser and Lynne. Homeowners should call Paul if help is needed with the website.

Motion: Upon motion by Ms. Skinner, seconded by Ms. Goldman, and unanimously carried, the Board approved to accept the annual pest control contract from Anderson Pest Control including twice per year application.

Motion: Upon motion by Mr. Ferguson, seconded by Ms. Goldman and unanimously carried, the Board approved to accept the contract from Northshore Towing for \$100 per month for on-call towing.

Motion: Upon motion by Mr. Ferguson, seconded by Ms. Skinner, and unanimously carried, the Board approved adding photocells to the outdoor lights by TEC electric.

HOMEOWNERS REMARKS

The Homeowner remarks began at 8:04 pm and concluded at 8:33 pm and included the following topics:

- High cost for telephone and internet.
- WIFI access in garage. Mr. Sanders of Braeside Management to investigate.
- Generator for back-up power.
- Garage runners and front entrance carpet cleaning. Mr. Sanders of Braeside Management to contact Mister Natural Services.
- Garage rules regarding storage.
- Contract for pruning all trees.
- Ceiling problems. Mr. Sanders of Braeside Management to investigate.
- Interest bearing accounts and finance committee.
- Balcony sealcoating.
- Furnace maintenance. Mr. Sanders of Braeside Management to request quotes.
- AC unit refrigeration lines.
- Audit of Marquette Companies.
- Outside janitorial service.
- Meet & greet days.

ADJOURNMENT

Motion: Upon motion by Mr. Ferguson, seconded by Ms. Gardner, and unanimously carried, the Board adjourned the meeting at 8:44 PM.

Minutes by Words Plus