

**Apple Valley Condominium
Trustee Board Meeting @ the Clubhouse
June 19, 2014 at 6:30 PM
Minutes Prepared by Mary Lou Kirkpatrick**

Present:

Dick Shiers
Mary Lou Kirkpatrick
Jack Hansen
Mark Seligman
Myron Rothenberg
Ron Hornung, Lorell Management

Homeowners

Tibor Foldvari, 17 Cortland
Fay Myers, 45 Apple Valley

Owner Presentations

Fay announced resigning from the landscape committee (but will continue to help out). Erica Rossman, a relatively new homeowner at 55 Apple Valley, has offered to join the committee. Erica is a real estate broker and this perspective will serve the community well. The board agreed, and asked Fay to let her know.

Secretary's Report

Minutes. Dick asked for follow up of some matters from the May meeting minutes prior to the board approving them.

- Landscape issue - downed branches left on our property for weeks or more, or thrown haphazardly into the unlandscaped areas. Ron clarified that NatureWorks (1) is responsible for disposing of branches they cut down and/or accumulate for disposal, and (2) is not to throw branches or other debris they cut down and/or accumulate into the unlandscaped areas. NW will not pick up and dispose of branches that homeowners cut down and add to their piles. Ron will monitor the issue of homeowners adding to the debris piles and, if necessary, address this issue in next year's contract with NW.
- Roof replacement strategy. Ron has requested engineering report proposals from 2 companies; these reports are to address all Apple Valley building and infrastructure issues, not just roof replacements. Upon receipt, Ron will send the proposals to the board for consideration and approval. Mark commented that we need to fund a report, and then receive the report, in time for our FY2015 budgeting process, and to be able present it at the Annual Meeting; this will affect how we address our level of reserves. We need the report by mid-September, and we agreed to deal with consideration and approval of the proposals via email to save time. Ron mentioned that Lookout Lane is going through the same process. About MacFarm issues, Ron explained that the waste-water treatment plant is in the process of relicensing this year with its own set of requirements, and the remaining MacFarm property (main road and amenities areas), do not need an engineering study. The board asked Mary Lou to take this matter up at the next MacFarm board meeting.

The minutes of the May 15, 2014 meeting were unanimously approved by the board.

Communication Log. The board reviewed the correspondence log; the review generated the following comments/discussion:

- Continuing lighting problems in the 1 - 23 Cortland cul-de-sac. Ron's team has ruled out everything except problems with the buried cable.
- Follow up about squirrels in unit 35 Apple Valley. Lorell exposed the problem, and Midway Pest came back under warranty. The homeowner will replace the torn out dry wall at own expense.
- NatureWorks is to pull out dead shrubs & replace them if under warranty.
- The list of landscape issues is reviewed by the landscape committee once a year. About plantings, we allow

homeowners to plant in their back yards; if they make unacceptable plantings in their front yards, they may be asked to take them out, and/or not expect the landscape company to maintain them or replace them if they fail.

- Roots approaching condos or making pavement protrude need to be fixed; homeowners should call in this issue.
- Peachtree window replacement parts can be found by googling "Peachtree Ariel Casement Windows."

The board agreed that Ron's .pdf format for the communication log (accumulating older issues) is OK. **All current and previous month activity (open, closed, in process) should be included on the log each month. Only issues that have not closed from any month prior to the previous month should remain on the list. Closed items can be dropped.**

Treasurer's Report

The board reviewed the financials, and Ron answered questions. Items under discussion and motions for approval:

- Collection status re condo fees is good; a large outstanding amount was paid in full.
- Midway Pest engagement. The arrangement with Midway (agreeing to service unit-by-unit) is beneficial for our community. Other pest-control companies service building-by-building.
- Mulch. The cost for mulch this year **appears in the financials**; we mulch every 2 years. We do not mulch back yards, but we have agreed to mulch around the new bollard lights.
- New bollard lights:
 - Installation. The board agreed that the upper Cortland cul-de-sac should be next on the list for installation because it will coincide with repairs and fixes to the wiring problems in that cul-de-sac (see first bullet under Communication Log).
 - Purchasing the remaining new lights. Jack moved and Mark seconded to purchase all the light fixtures now (to avoid obsolescence or future unavailability), including 10% additional fixtures for eventual failure or required replacement. The board voted unanimous approval. The board asked Ron to complete the light replacements as soon as possible; Ron's target completion date is the end of the calendar year.

Manager's Report

- ATL Construction's estimate #4125 for drainage projects (3 items). Mark moved to approve fixing the drainage problem at unit #30 Apple Valley; Jack seconded and the board approved. The board agreed to defer and deal with the other 2 drainage items on the estimate via email.
- Deck refinishing project.
 - Dick reported his findings after contacting the affected homeowners. **He met with Rob from Prime Touch and reviewed typical issues. Rob agreed to touch up any failed areas, and he went on to say he would completely refinish the entire deck surface if the touch-up is obvious or does not take care of the problem. Ron confirmed that the work (on 5 decks) will be done when Prime Touch is back on the Property later this summer.**
 - Dick also reviewed his earlier email to the board wherein he indicated that the finish material Rob (Prime Touch) told him they used was Sherwin Williams "Decksapces"; however, this product is actually a semi-transparent Stain. In fact, the stain that was applied is a solid stain. Dick asked Ron to find out if Prime Touch actually used Sherwin Williams "Woodscapes"; this is the name of their solid stain product. **The board hopes to hear back from Ron with this answer shortly.**

Other Business - MacFarm Report

Clubhouse, pool, and tennis court rules and regulations have gone out and are posted. Ron described the WWTP status and relicensing. He further explained that the town of Sharon inadvertently replaced 3 of our tall amber lights on Apple Valley Drive near Canton Street with bright white 10-year LEDs; the town is converting to this lighting for energy efficiency reasons.

Conversion of our lights will be about \$200 per fixture if we opt to go along with the town. Ron is not convinced about eventual savings. The AV board prefers the softer amber lighting. We will watch the situation. There was brief discussion of the water aerobics activity.

Adjournment

Meeting adjourned at approximately 8:30 PM. The next meeting is scheduled for 6:30 PM July 17, 2014 @ the clubhouse.