

**Apple Valley Condominium
Trustee Board Meeting @ the Clubhouse
October 9, 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: None

Owner Presentations

None

Secretary's Report

- The minutes of the August 21, 2014 regular meeting and the minutes of the special September 3, 2014 budget review meeting were unanimously approved by the board.
- The board reviewed the call log and Ron answered questions / clarified items with comments.

Treasurer's Report

- The board reviewed the monthly financial report, and noted that the association at FY2014 year end was \$4,000 over budget.
- The board discussed the FY2015 budget. With respect to the draft budget, Ron clarified the "Painting / Deck Stain" item and additional amount needed (\$4,000) to fully fund the new building exterior paint cycle due to start in FY2015. The board also agreed to increase this line item by another \$4,000 to accommodate interim deck staining. Ron will send the revised budget to the board tomorrow for final approval. Based on the revised figures discussed at this meeting, the board plans to approve a homeowner fee increase of 4% for FY2015, effective December 2014. The board will approve the final budget prior to next week's Annual Meeting. Ron will order coupon books next week once the board approves the final budget.

Manager's Report

- The board deferred discussion of the first 3 bullet items of the meeting agenda (maintenance & repairs, lawn maintenance, and drainage issue at 30 AV) in order to focus on FY2015 budget considerations, and on Annual Meeting preparation.
- Reserve (Engineering) Study Quote - Ron received and included in the board handout the Kipcon proposal. There is another proposal on the way. The board will study the proposals and make a determination about which company to engage for the study. The study findings will influence upcoming financial decisions.

Other Business

- Annual Meeting preparation
 - Budget presentation and fee increase explanation.
 - Deck refinishing situation (left-over from summer of 2013) - Ron will contact PrimeTouch and secure a date for the re-do of the decks still pending. Ron will request a letter from PrimeTouch confirming a date for completion (requesting now, fall of 2014), the letter is to be in hand at the time of the Annual Meeting.
 - Meeting agenda review, to include
 - Patriot Alarm newly announced arrangement re company acquisition and transfer of homeowner information, including alarm reporting
 - Bollard light installation complete (include that Lookout Lane has decided on the same lights for their replacements)
 - New exterior building painting cycle to start in summer 2015
 - Board oversight improvements: monthly reporting log with fields for improved tracking of issues and data sorting ability, and Lorell web site for increased access and awareness to the community of pertinent information
- Macintosh Farm Report - topic deferred, although post adjournment of the present board meeting, items mentioned for consideration at the next MF board meeting were (1) amber lights vs white lights at community entrances, (2) possibility of installing security cameras at community entrances (Dedham and Canton Streets), and (3) possibility of installing solar panels on some unseen expanse of our property, should this result in cost savings for the community and homeowners.

Adjournment

Meeting adjourned at 8:15 PM. The next meeting is the Annual Meeting, scheduled for Thursday, October 16, 2014 at 7:00 PM at the clubhouse.