

**Apple Valley Condominium
Trustee Board Meeting @ the Clubhouse
November 20, 2014 at 6:30 PM
Minutes Prepared by Mary Lou Kirkpatrick**

Present: Dick Shiers, Mary Lou Kirkpatrick, Jack Hansen, Myron Rothenberg,
Ron Hornung (Lorell, Management); absent Mark Seligman; **Homeowners:** none

Owner Presentations

None

Secretary's Report

- The minutes of the October 9, 2014 board meeting were approved by the board.
- The minutes of the October 16, 2014 Annual Meeting were reviewed by the board and one change reported. Mary Lou will make this change and forward the file to Ron; the corrected minutes will be presented at the 2015 Annual Meeting for approval.
- The board confirmed the recent trustee election results, sufficient ballots having been solicited and received for a quorum.
- About the call log, Ron mentioned that the few outstanding open items fall into two categories: trees to be removed, and woodpecker damage. Recently closed items: Ron approved a dumpster for a limited time for the homeowner at 1 Apple Valley. A homeowner on Cortland suffered some interior smoke damage from an oven/range fire, and Ron has put them in touch with the Master Policy insurance carrier. Ron noted that **the homeowner's** condo insurance **policy (HO6)** should cover the Master Policy deductible of \$5,000, plus the value of **the owner's** private possessions.

Treasurer's Report

- The board briefly re-reviewed the FY2015 budget that had been sent to homeowners with fee increase data, and approved it.
- The board reviewed the monthly financial report, and Ron answered questions about discrepancies:
 - The figures in the FY2015 budget and the figures in the Oct 1 - 31 Income / Expense statement (budget category) will be synchronized and identical by year end.
 - The Total Assets and Total Liabilities & Equity figures on the Oct 31 Balance Sheet will be identical by year end by making adjustments in the Equity portion.
- There is only one delinquent homeowner.

Manager's Report

- **Snow removal:** NatureWorks has agreed to a contract with renegotiated pricing. We signed up for a 3-year term; **the new agreement allows a 2% increase in each year.** There is a clause for 30-day notice of termination by either party.
- **Fall cleanup:** NatureWorks will do their second & final fall cleanup next week. They have removed the dead mums at the property entrances. Spring bulbs have been planted there. The

irrigation system has been shut down. Gutter cleaning will be complete tomorrow. Ron will get the landscape quote process underway with NatureWorks and other vendors after first of year.

- **Reserve Study:** Ron addressed the board's questions about the proposals from Kipcon and Becht that he had sent out earlier; he is not expecting a third proposal. He mentioned that the LOL community has already hired Kipcon for the "Detailed Reserve" study, having chosen between the two companies. Some LOL board members had met some Kipcon reps at a trade show, and had a favorable impression of the company. Kipcon has completed a site visit, and the report is due in mid-December. Ron will make it available to us. The LOL board did not order the property "Operating Manual" in addition to the study, and Ron mentioned that he does not think this is necessary. We discussed whether we should go with the same company as LOL, or the other one--there are pros and cons to both approaches. Items to be evaluated and assessed should be identical (per industry standard), so the decision should be on other considerations. The board commented that purchasing a reserve study and adjusting the homeowner fees and amounts going into reserves accordingly is a different approach from getting a bank loan (as previously discussed). The meeting attendees agreed that the full board needs to discuss these proposals again before agreeing to one or the other. We agreed that the study can wait until spring-- winter conditions complicating a site visit, but the board discussion and decision should be as soon as possible.

Other Business - Macintosh Farm report (addressed earlier in the meeting but recorded here)

- **Columbia Gas easement request:** Mary Lou and Ron explained the reason for this request for a Dedham Street home to connect to the gas line via our system, and the minimal impact on our property. MF is not seeking any financial gain from this accommodation in the interest of good relations with our Dedham Street neighbor and with Columbia Gas.
- **NSTAR switching station project proposal** for 63 Canton Street: Mary Lou updated the board with information from the NSTAR + abutters meeting of late October, and other investigation. While the project seems likely to move forward, the MF board wrote letters to our state legislative representatives requesting intervention to have the station located in some less historic and less bucolic part of town, and away from an important temple. The Sharon selectmen are engaged in a land-swap negotiation to have the station located elsewhere. Jack offered to attend meetings, do whatever possible to protest this potential eyesore. The board agreed that we should inform the MF community via the Lorell web site, and with an email blast to the community, as opposed to their discovering it otherwise. Mary Lou will connect with Bob Harkins (MF board head) to draft this communication and move it forward. Mary Lou will keep the AV board informed of developments.
- **Basketball hoop request** from a homeowner: the MF board members actively researched this homeowner's request via in-person meetings and store visits, online, with telephone calls, and via email, and had extensive communication among themselves about it for several weeks. Not being able to agree on an acceptable and cost-effective solution, the MF board decided to table the topic for now, and reconsider it not before the spring, and informed the homeowner.
- **Amber vs white lights** on main Apple Valley Drive: Mary Lou asked why the switch back to amber had not been done because two MF board members (majority) agreed on this. Ron explained that the LOL board is split on this issue, so he does not consider it agreed.

Adjournment

Meeting adjourned at 8:15 PM. The next meeting is December 18, 2014 at 6:30 PM at the clubhouse.