

**Apple Valley Condominium  
Trustee Board Meeting @ the Clubhouse  
July 17, 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:**

Fay Myers, 45 Apple Valley

**Owner Presentations**

As part of transitioning her role on the MacFarm landscape committee to Erica Rossman, Fay and Erica made a walkaround. Fay presented the findings and suggestions to the board in a handout. Ron will consolidate the items on this handout with those from NatureWorks, and will get a quote for the new items and a timetable for the replacement (warranted) items by the next board meeting. He will make sure the dead shrubs are taken out soon. Ron will ask Sharon Tree for a quote for pruning trees close to buildings.

**Secretary's Report**

The revised minutes of the June meeting (Minutes\_AV\_Board\_June2014\_rev) were unanimously approved by the board. We discussed the correspondence log, as well as extemporaneous related items not recorded on the log regarding landscaping, driveway design, dead-tree treatment, and pool access. About the latter, Ron will

have placed a Plexiglas cover over the red exit button inside the pool fence to prevent access from outside. Dick asked about the status of the engineering reports--not yet received. We discussed format/content changes for the upcoming annual meeting, as well as how to proceed if the engineering study has not been completed by then.

### **Treasurer's Report**

There was brief discussion of the financial report. Ron will ask Midway Pest about a mouse-treatment charge in relation to the 35 AV squirrel/wall repair matter. Collections status is good.

### **Manager's Report**

Ron described the construction work in ATL's proposal (estimate # 4125) regarding 30 AV (funds for this were approved by the board at the June meeting), as well as the 2 related road-repair projects in the same general vicinity mentioned in the estimate. The board voted to approve the additional 2 road-repair projects. Ron said that he ordered all Bollard lights (+ 5 additional) remaining to finish the lighting-replacement work for Apple Valley; this purchase was approved by the board in the June meeting. Ron expects to complete the lighting-replacement work in September.

### **Other Business**

Ron will be away next week. Jenn and Jay are in charge.

### **Adjournment**

Meeting adjourned at 8:20 PM. The next meeting is August 21st 6:30 PM @ the clubhouse.