

**Apple Valley Condominium**  
**Board of Trustees Meeting Minutes**

**Dec. 10, 2021 at 8:00 a.m.**

Meeting was called to order at 8:00 a.m. via videoconference.

Attending were: Board members Brian Greeley, Janet Ralbovsky, Erica Rossman, Ken Siegal and Rick Trilling; Jay Hornung representing Lorell Management.

**OLD BUSINESS:**

1. Review ongoing projects
  - a. Tree work status update: Sharon Tree is on site currently. They will be doing work across Macintosh Farm, so will be working over the course of several weeks in the different areas of the community.
  - b. Drainage and water remediation project update – ATL plans to start work after the first of the year fixing some of the drainage issues.

**NEW BUSINESS:**

1. Appointments of Board Members and terms, unanimously approved by the board
  - a. Current trustees: Brian Greeley, term expires 2022; Rick Trilling, term expires 2023;
  - b. Appointed members: Ken Siegal, term expires 2024, Erica Rossman, term expires 2024, Janet Ralbovsky, term expires 2022
  
2. Annual Meeting followup
  - a. Investigating greater use of Trex to replace regular wood on stairs and decks. Even though the initial cost of Trex is higher, we might be able to save money in the long term by spending money in the near term.
  - b. Done some landscaping, will look at more in the future
  - c. The sewage/drainage project is scheduled to happen in January
  
  - d. Parking
    - i. The Master Deed references to PARKING, in Sect. 8, states, *"To the extent any parking spaces have not been so assigned after all the Units have been sold by Declarant, the same shall be available for occasional use by all Unit Owners or occupants and their guests."*
    - ii. There is no mention of a 4-day monthly restriction which does not appear in our current (or former) Rules and Regs, or in the Master Deed.
    - iii. The Board does not plan to institute or enforce such a policy.
  
3. Future projects:
  - a. Looking at TREX conversion for front stairs. Back decks would be a later, secondary part of the project
  - b. Jay has asked Major Construction to pull together some numbers for Trex conversion, so we'd have a comparison versus continuing the repairs and repainting of the current wood decks and stairs.
  
  - c. Tree sap on decks – how will it be addressed? Can do some trimming of limbs, but we are still likely to see some additional drip. Power washing can take off spots but will also

strip some of the paint and require repainting.

- d. TREX has a plastic base, so you wouldn't need to repaint if you do powerwash
  - e. We will take ongoing looks to evaluate trees that could be trimmed, but you'd need to clear-cut the area to eliminate the problem, and that's not what people came to expect by living here.
  
  - f. Chimney box repairs, including rot, and chimney cap rust remediation
    - i. Finding difficulty getting outside contractors to do small jobs
    - ii. When units come up for regular paint cycle, the caps will get repainted along with boxes
    - iii. Jay will try to get an estimate for doing the chimney caps with Rustoleum
    - iv. 5 Cortland has a chimney cap that needs to be repaired when we have a lift, plus we could use it to do a chimney box repair at 15 Cortland. Jay will follow up on that.
4. Other comments:
- a. Even though gutters have been cleaned, they can still be getting more buildup of needles. Jay will look at options.

**ADJOURNMENT:** The meeting was adjourned at 9:02 a.m. A January meeting will be scheduled at a later date.