

Apple Valley Condominium

Board of Trustees Meeting

March 10, 2021 via videoconference

The meeting was called to order at 6:02 p.m. Attending were Erica Rossman, Ken Siegal, Rick Trilling, and Jay Hornung representing Lorell Management.

OLD BUSINESS:

1. Phone Logs / Correspondence -- when requested, Lorell will send the current version of Rules and Regulations dated 2021.03.05 from now on.
2. Finances
 - a. **Drainage project:**
 - i. Reserve funds would be used for items such drainage or catch basins, and wouldn't affect operating budget.
 - ii. ATL Proposal to fix drainage
 1. The board voted to go forward with repairs to two catch basins on upper AV. The cost will be \$10,000 and will include rebuilding the drains, installing piping to bring water overflow down to a new leaching field.
 2. The board voted to go forward with repairs to fix drainage issues on lower AV. The cost will be \$14,000 to dig a drainage ditch, install piping to drain down to low-level areas beyond the buildings and install grating over paved sections that will be disturbed by the work.
 3. The drains throughout AV will need to be cleaned out of debris.
 - b. **Painting:** We have \$6,600 set aside in the maintenance budget for deck and porch sealing. Separately, we have a painting fund (\$12K+ currently) set up in a Reserve account.
 - i. The board voted to move forward with the re-staining of the decks on 31-55 scheduled for 2021 (except for those which had been re-done in Trex). Jay feels that the decks overall are in good shape, but will still likely require repairs or replacement of some boards, due to warping and cracking, likely amounting to \$3,000-\$3,500.
 - ii. The board voted to delay the scheduled painting of the buildings on lower AV (1-29) and push them to 2022. The schedule for all the building paintings will then be restarted.
 - iii. Our painting fund is currently at \$14,00, which is short of what we need. Skipping this year will give us additional \$18,000 (which will include the annual maintenance budgeted amount), which will be a bit short of what we'll need. We may wish to take some funds from the loan to get up to \$40,000 (our current need) to avoid additional maintenance fees.
 - iv. Chimney caps rust problems -- what can be done?
 1. Jay will look at options for repair or replacements of the 30-year-old caps. Part of the cost is about \$1,400 will need to include a lift to enable paint or repairs/replacement of the caps. The caps typically release rust stains that run down the white chimneys and have a negative effect on the look of the buildings.

- v. The wooden street sign on Cortland has been repainted/rehabbed, approx \$300 cost. Other wood signs have also received touch-ups, Jay said.

- 3. **Loan Payments:** Jay will re-check the loan payments to be sure they have been adjusted by \$166/month to reflect the lower finance rate. ? Most recent PdBills statement still showing loan payment of \$7846.96. The savings, approximately \$2,000 annually, will be funneled into the painting reserves fund.

NEW BUSINESS

1. Landscaping

- a. Spring cleanup: no schedule yet
- b. Spring walkthrough with Riverside -- APPLE VALLEY ONLY -- probably will happen at the end of March or early April. This should be in addition to the Mac Farm walkthrough so that Riverside can focus on our issues or questions.

ADJOURNMENT: The meeting was adjourned at 7:03 p.m.