

Apple Valley Condominium

Board of Trustees Meeting

April 7, 2021 at 6:00 p.m.

Meeting was called to order at 6 p.m. via videoconference.

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

OLD BUSINESS:

1. **TRUSTEE BOARD VACANCY:** Introduction of Janet Ralbovsky and conversation with Board members

2. **PHONE LOGS / CORRESPONDENCE** -- reviewed

3. FINANCES

- a. **Loan Payments:** So far, the loan payments are not showing an adjustment of \$166/month to reflect the lower finance rate from our refinancing last year. The savings, approximately \$2,000 annually, should be funneled into the painting reserves fund.
- b. Jay will follow up with South Shore Bank to adjust the EFT, and to verify where the overpayments have gone.
- c. **Reserves:** Discussion about whether we are under-funding the reserves?
 - i. Options could include transferring some amount of unspent loan funds to pay down the loan? Currently approx \$100K in unspent funds
If we paint 1-29 AV this cycle will run about \$45,000.
 - ii. Jay estimates that we're putting in about half of what we need to for painting reserves, so if we're not funding it separately it will end up coming onto maintenance fees.
 - iii. Jay feels would like to see us at \$50-60,000 annually in costs. We're currently putting about 10% of the budget into reserves. Should probably be in 15-29% range.
- d. **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. Scheduled for 2021: Jay was waiting to hear back from Primetouch on pricing and scheduling.
 - ii. Jay feels that the decks and stairs overall are mostly 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.
 - iii. Our painting fund is currently at \$16,000, which is short of what we need. Skipping this year will give us additional \$18,000 (including the annual maintenance budgeted amount), which will still 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. Increasing costs/lower availability of lumber and other building materials. According to Jay, we are facing increased lumber costs of up to 200%, and asphalt costs are similarly up.
 - v. Chimney caps rust problems -- what can be done?
 1. Jay will look at options for repair or replacements of the 30-year-old caps.

2. https://www.superior-industries.com/chim_care_100_product_244.html#:~:text=A%20Chimney%20Rust%20Treatment%20Kit,stucco%20and%20concrete%20caused%20by
 - vi. Should we try it out on the caps if we're repairing 15 Cortland's chimney box.
 - vii. Who can we talk to about the repairs
- e. Janet: we need to think more than 2 years ahead, and have a plan to present to the community to justify a \$10-\$15 monthly fee increase.
- f. Little incremental increases might be more palatable to keep up community
- g. To increase by \$15, 323 assessment. Monthly maybe 26. Month, or half.
- h. We are making \$94,000 annual payments to the loan, which will be available after 6 years when the loan is paid off.
- i. Last reserve study -- can we find and send out to everyone

4. Landscaping

- a. Spring walkthrough with Riverside -- APPLE VALLEY ONLY on Tuesday April 13 at 9 am.
 - i. This will be in addition to the Mac Farm walkthrough
 - ii. Would we like to have Riverside help us develop a landscape improvement plan? If so, how much are we willing to budget for it (possibly from unspent loan?)
 - iii. We could look at other potential landscapers that could also consult with us on this?
- b. Touch Ups of Wooden street sign on Apple Valley -- what would a bit of touch-up paint cost for other wooden signs?
 - i. Should this be a budget item on a 3-5 year cycle? Rehab cost for sign for 1-23 Cortland was \$463.
 - ii. Are there other options?
- c. **Trees**
 - i. Stump grinding -- cost was estimated at \$1,200. Is that still on track? Waiting on update from contractor
 - ii. Other tree pruning needed? TABLED for walkthrough

NEW BUSINESS:

1. Should we schedule an Open meeting with the community on Zoom as we did last year? If so, when -- May/ June / July? Will discuss at a later date
2. Rules & Regs: can we get new buyers to sign off on a sheet that they've read the Rules and agree to follow them? How could we do that at some point in the buying process? Also, the new version should be posted on the website.
3. The trustees voted to appoint Janet Ralbovsky to fill the vacant position on the board.

OTHER BUSINESS:

The meeting was adjourned at 7:35 p.m. The next meeting is scheduled for May 12.