

Apple Valley Condominium
Board of Trustees Meeting Minutes

May 14, 2021 at 8:00 a.m.

Meeting was called to order at 6 p.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. PHONE LOGS / CORRESPONDENCE

2. Owner's request for permission to extend deck at 1 Cortland:

- a. Request is approved
- b. Lorell inspection -- OK with proposal
- c. Next step: Notify homeowner, then await building inspector results
- d. Future action: We will revisit the "Neighbor form" to rewrite it to solicit opinions, but will not give the Neighbor approval power

3. Landscaping

- a. Jay will forward Riverside's proposal in the next few days. He will also contact Riverside again today to try to get more concrete numbers.
- b. After we receive it from Jay, the board will review it and discuss via email.

4. Trees

- a. Tree walkthrough will need to be scheduled soon

5. FINANCES

- a. **Loan Payments:** update on resolved issue. Loan amount has been adjusted and overpayment has been refunded.
- b. **Reserves:** Continued discussion about whether we are under-funding the reserves?
 - i. Can't look beyond 5 years
 - ii. Other big picture items that we haven't discussed
 1. There could be Mac Farm issues -- repairing tennis courts and WWTP, for example -- that could result in unforeseen expenses
 - iii. Money for landscaping/capital improvements is a possibility
 - iv. What would figure into a long-term plan besides landscaping? Would we be looking at options such as loan surplus, maintenance fee increases or a small assessment
 - v. Reviewed big-ticket items from last reserve study (2016). Most have been taken care of.
- c. **Painting:**
 - i. Expecting to get a schedule for the start of the painting project.
 - ii. In the meantime, board replacements have begun in 31-55 cul-de-sac.
 - iii. Although Trex decks don't need painting, they should be powerwashed. A project team will address that -- will need different chemicals than regular powerwash.

d.

NEW BUSINESS:

1. Open meeting will be held with the community on Zoom

2. Scheduled for **June 10 at 6:30 pm**

OTHER BUSINESS:

1. Upcoming Newsletter: announce Janet's appointment, and June ZOOM meeting

Meeting was adjourned at 9:05 a.m. The next meeting is planned to be an open meeting for the community over Zoom, scheduled for 6:30 p.m. June 10.