

Apple Valley Condominium
Board of Trustees Meeting Minutes

Sept. 24, 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:

The board set a date for this year's Annual Meeting (a Zoom meeting) to be held Thursday Nov. 11, 6:30 p.m. Jay will distribute materials for the board to review and will look up which board members are up for re-election (Rick Trilling and one other member)

NEW BUSINESS:

1. Budget updates
 - a. Impact of water issues at 9 Cortland, plus other over-budget expenses --
 - b. Water pipe that broke in front of the unit was 13 feet underground, which made it more difficult to access the pipe which had a hole in it. Landscapers will come through and re-top the area and take care of removal of 2-3 trees. Total will come in under \$15,000, which will be paid for from the Reserve budget.
 - c. Overall we are about \$7,500 under budget, but rotted wood repairs are increasing, both stairs and decks. Deck painting policy will likely have to change to accommodate railings and other horizontal surfaces.
2. Current/upcoming projects:
 - a. Tree work (including stump grinding). Some large-scale trees need to be addressed, with 12 trees tagged in #1-23 Cortland. Number of small pines in 40-46 that probably should be culled, and we will look at addressing others -- such as the trees along main Apple Valley behind the upper AV cul-de-sacs. Affecting our tree budget will be close to 15 trees that will be removed. Sharon Tree usually charges between \$2,200-\$2,500/day for tree removal, not counting the stump removal.
 - b. Drainage projects have been delayed by the weather, and we're now looking at late October weather permitting.
 - c. Chimney box repairs-- trying to address soon, need to find an outside contractor
 - d. Deck and front steps staining cycle of 31-55 Apple Valley: will be doing powerwashing of decks and then deck staining-- in about 2 weeks
 - e. Tennis / Pickleball courts rehab- nothing new scheduled, probably push to next year that project to next year
3. Landscaping, including heavy pruning
 - a. Pruning of large shrubs on the sides of units will be put off until next year. Some heavy pruning of shrubs in front of units will be scheduled to start next week
 - b. What's our backup plan if Riverside is still short on resources? Difficult industry-wide
4. Next board meeting tentatively scheduled for 8 a.m. Oct. 22

The meeting was adjourned at 9:01 a.m.