

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

**Oct. 22, 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
  1. Landscaping: Landscapers have been working in different areas throughout the condominium with small plantings. This work will continue over the next several days.
  2. Drainage and water remediation project has not started yet. Jay will contact AST for a status update

**NEW BUSINESS:**

1. Budget updates
  - a. Mac farm had 6% increase, which was about \$7000
  - b. AV Condo fees have been static for the last 3 years.
  - c. For this year, we'd be looking at a \$9 to \$10 fee increase to cover rising labor and materials costs, which Jay feels might be good for two years without seeing another increase. This represents about 1-2% increase per unit.
  - d. General maintenance & repairs category will show some of the increase in labor & materials cost, but shouldn't be too heavy
  - e. Reserve transfers are normally showing up this time of year (toward the end of the budget year) rather than doing it on an incremental basis
2. Question about phone logs showing a number of water issues in the foundations of the building  
Jay will talk with AST about getting some of the drainage projects done sooner, rather than later.
  - i. The board will need to discuss whether we want some longer-term strategy to address water issues.
  - ii. This could translate into adding or designating more money into reserves in the future for water issues and drainage, or possibly new drainage projects.
3. Current/upcoming projects:
  - a. Trex conversion for front stairs -- \$7-8K repairs and painting each year. \$25K to redo trex?? Back decks would be a later, secondary part of the project (with possible funding available after current bank loan is paid off)
  - b. Jay will ask Major Construction to pull together some numbers for Trex conversion, so we'd have a comparison to continuing the repairs and repainting of the current wood decks and stairs.

**ADJOURNMENT:** The meeting was adjourned at 9:01 a.m. The next scheduled meeting is the Apple Valley Condominium annual meeting, scheduled for 6:30 p.m. Nov. 11.