

# Apple Valley Board of Trustees

## Minutes for Sept. 15, 2023 meeting

Meeting called to order at 8:05 a.m., Sept. 15, 2023. Present were board members Yelena Orkin, Janet Ralbovsky, Ken Siegal, Dick Shiers, Rick Trilling; Jay Hornung was present representing Lorell Management.

### Secretary's Report

- Correspondence Log reviewed

### Manager's Report

#### **DRAINAGE ISSUES:**

- AV 30-35 getting water we may need to look at the option of digging up 34-36 and installing a pit to contain the water from the downspouts. We'd like to avoid digging up the driveways. Also 30AV rear, we cleared the catch basin next to his unit and we had to excavate that line and connect it to the 2 new lines going into the catch basin.
- Still getting some additional water, though, and we're considering application of a butyl caulking product to make the transition between the wooden siding to the concrete. But it isn't taking care of it completely. He's also going to install gutters in the rear.
- 11 AV had some water issues because the window well filled up. 54 AV also had similar issues. 45 AV has some runoff problems. Also unit 34AV and 32AV had some problems, which includes getting significant puddling in front. Jay will talk to Riverside or another vendor about possible long-term fixes. Also #1 Cortland will need to be looked at.
- We're waiting for pricing from Riverside on some of the dry well digging. They need to calculate the total area of the roof surfaces and how much rain would run off those roofs onto the grounds to help determine the best ways to handle the excess water.
- One member asked whether we should consider a special assessment for a climate change issue if it comes to a substantial amount. Jay suggested that we look at what needs to be done before moving onto a special assessment, and feels that so far we're not at that point.
- Another member suggested we need to look long-term about what we would do if we were to get 10 inches of rain in a day like Leominster? How would our development handle all that rain? Jay said we probably got 7 inches of rain this past week, but once the rain stopped, the puddling will usually go away.
- Question about cost of painting garage doors – should the owner be responsible for painting the doors (we picked up the cost for 19 AV).
- Question about 1 Cortland not painting the deck addition they put on. Members felt that the addition should have been a finished product by the owner. We requested that they be sent a notice saying the staining should be done.

#### **LANDSCAPING REHAB**

- Still tags on some of the new plantings on Cortland – can they be removed?
- We did a walkthrough with Riverside – some plants were a problem and will be replaced during the fall. In the meantime, irrigation has been adjusted in those areas to prevent future problems. There will be a holdback to Riverside until the grass areas from tree removals have been reseeded.
- The amount of rain we have had has led to the weeds growing faster than the grass could keep up with. Riverside will go back to it over the next few weeks

## **OTHER BUSINESS**

- Some tree work will begin in the next week or two, depending on weather.
- Pine pitch has been dropping on a few decks, although not to the extent of some of the Lookout Lane decks.
- Lighting issues at 31-55 AV due to an underground fault, and it took a while to trace it, and repair it. The lights are now working properly.
- Pool is closing this weekend.

## **BUDGET PROCESS**

- Jay will process the remainder of the current landscaping invoices
- Mac Farm budget work is beginning, and after their budget is firmed up, then we can work on AV budget.
- Our next budget meeting should be longer than usual to enable us to address all the issues.
- Next Mac Farm meeting will be Oct. 9.

## **TREASURER'S REPORT**

- August Financials reviewed
- We spent \$20K so far this year on drainage, and need to look further. Jay pointed out that this was a project from last year, but that the invoicing was not put through until this year's budget.

## **ADJOURNMENT:**

- The meeting was adjourned at 8:56 a.m.
- Next Meeting is tentatively scheduled for 8 a.m. Oct. 20 or 27, partially dependent on how the Mac Farm budget progresses. We agreed to focus the full 90 minutes to budgeting discussions for the coming year.