

Board Meeting  
Cleveland House Unit Owners Association

April 1, 2014  
Langston-Brown Community Center

Call to Order:

President Mary Rufe called the meeting to order at 7:03pm

Roll Call:

Board members Mary Rufe, Ken Matzkin, John Juilfs and management company representative Carolyn Cornwell were present.

Owners Forum: Mary Beth Allen had asked Mary Rufe to mention that we check for a smoke alarm battery on the fourth floor and also to ask Unit 409 to remove some sticker residue from their front door.

James Godwin had emailed the Board with his thoughts on the EPipe issue since he could not attend. This was discussed with the EPipe information.

Approval of minutes: Upon a motion duly made by John Juilfs and seconded by Ken Matzkin, the February minutes were approved as amended unanimously.

Management Report:

There was no meeting in March due to ice.

We were having problems with vandalism on the front door lock. Area Safe and Lock came out and fixed lock.

Johanna Sheehan, Ken Matzkin, Andro Tomic from GHA and Lewis Shapiro and Jason Arnold from EPipe met at Cleveland House to look at the issue of removing the dishwashers to reach the valves behind the bathtub. Some of the units have had these moved to under the sink. EPipe's original proposal did not account for this. They looked at various units and pulling the dishwashers does not seem to be feasible. In each unit, there were complications (i.e. disrupting kitchen tiling, use of shims not screws made replacing dishwasher difficult, etc.) which create additional problems. The additional cost for removing and re-installing dishwashers would be \$22,000. EPipe does not need to run the sealer through the valves. They will be finding the shut-offs for each riser at the ground floor. They can input the sealer through the bathtub on/off fixture. The sealer is not run through the valves as it freezes them.

Upon a motion by Ken Matzkin and seconded by John Juilfs, the board unanimously agreed to contract with EPipe for the pipe lining project for EPipe: \$188,173.00 and project management GHA Services \$18,817.00.

The timing of the project tentatively looks to be later in the summer. EPipe will have a meeting for all residents/owners at the building and everyone will receive information by mail.

Reserve Study: Carolyn is checking when our last one was done and putting out an RFP for our next one.

Unit 100: The current tenants are moving out April 30. Ken will start showing the unit.

Landscaping: John Juilfs noted that the bushes in the southeast corner look dead. Carolyn will have J&M Landscaping take a look at.

Front Awning: Management company is still awaiting bids.

Next Meeting: Tuesday, May 6, 2014, at 7pm.

Adjourned

The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Mary Rufe