

Board Meeting
Cleveland House (CH) Unit Owners Association

March 5, 2013
Langston-Brown Community Center

Call to Order:

President Mary Rufe called the meeting to order at 7:05 pm.

Roll Call:

Board members Mary Rufe, Ken Matzkin, Arlyn Charles, Johanna Sheehan, and management company representative Carol Cornwell were present.

Open Forum: N/A

The January 8, 2013, Minutes were approved.

Treasurer's Report:

No new action.

This position needs to be filled.

Management Report:

Old Business.

Regarding the Verizon bills for telephone service to the building: A Verizon technician came to the building to check the lines which are not being used and the ones with long distance calls. The management company will follow up and cancel any lines not needed.

The Board unanimously approved the installation of a wooden fence along the driveway at the 7-11 side and the removal of the steps on our property (going to the 7-11 building).

American Boiler has replaced one flow switch on the hot water heaters and will also replace the older, corroded flow switch in March.

The board unanimously approved the purchase and installation of architectural grills with aluminum levers, for the whole building to cover the different sizes, colors, and models of the existing air conditioning grills.

Matters for Board Action/Discussion/Information:

New Business:

The board will review the roofing warranty. If it has expired, the board agreed that the deteriorating seals by the roof vents need to be replaced.

The Board will get bids for the repair of the HVAC closet ceilings that need repair.

The association owned unit 100 is for rent.

The board agreed and asked for bids to replace the 2 lanterns by the side entrances with commercial, weather resistant, economical lanterns.

The board acknowledged that there are continuous problems with dog waste outside and inside the building and is posting new signs.

Next meeting:

April 2, 2013, at 7 pm

Adjourned:

The meeting was adjourned at 8:30 pm.

Respectfully submitted,
Johanna Sheehan