

Board Meeting
Cleveland House (CH) Unit Owners Association

October 1, 2013
Langston-Brown Community Center

Call to Order:

President Mary Rufe called the meeting to order at 7:02 pm.

Roll Call:

Board members Mary Rufe, Ken Matzkin, Johanna Sheehan, and management company representative Jen Ann Santiago were present as well as owners Mary Beth Allen, Bernie Dworski, and Azra Qutb.

The board approved the minutes of September 3, 2013, as amended.

Open Forum:

Mary Beth Allen asked for confirmation of her condo assessment.

Bernie Dworski made a complaint about All Plumbing and talked about experiences from the past with All Plumbing. He recommended that the Association replace the cast iron stacks in tiers 1 and 13. He emphasized the rules for accessing units in case of emergencies according to the Bylaws, and he suggested that the Association have continuity of the policies.

Azra Qutb inquired where the approved minutes are posted – they are posted on the bulletin board on the 1st floor. She asked about water shut-off and asked if there were master shut-off valves in each unit – discussion follows in New Business, and she asked for interpretation of a letter she received from the management company – the management representative advised her of the process and where to find specific answers. Azra Qutb asked for a fuller written explanation concerning the letter she received.

At 7:50 PM the regular meeting started.

Management Report:

Old Business:

The north side entrance door on the first (1st) floor was broken and was replaced at the Association's expense. An owner came forward that he/she broke the north side entrance door; therefore, the owner was asked for reimbursement.

Even though the board unanimously approved the installation of anodized architectural grilles for all HVAC grilles on the building, the board is still looking for appropriate grilles and asked the management company for an additional review of similar grilles on an apartment building in Arlington.

The landscaping company has provided a new contract, and the board asked for two (2) more bids from landscaping companies.

The front entrance awning is ripped along the front. The board has received one (1) bid so far and is requesting two (2) more bids.

Because of the ongoing problems with water pipes in the building, the board has asked for bids for sealing the insides of the copper pipes. The board will ask a company representative to attend a future meeting where he/she could answer questions about the installation, potential problems, and warranty.

New Business:

Since the building's water pipes have developed frequent leaks due to age and stress, the board wants to avoid water shut-offs for the whole building. They tend to create more leaks. The Board requested that All Plumbing identify shut-off valves by tiers. However, only two (2) valves could be identified. The Board will check into installation of main shut-off valves in each unit. That might be a cost effective move and would greatly reduce building-wide water shut-offs.

The annual meeting is coming up in December; the board has suggested December 3 or 4, 2013, for the meeting and will check the availability at Lyon Village.

At 8:05 PM the board went into Executive Meeting to discuss overdue assessments and owner issues.

The board and management company agreed on the procedures to be followed.

Next meeting:

Tuesday, November 5, 2013, at 7 pm.

Adjourned:

The meeting was adjourned at 8:20 pm.

Respectfully submitted,
Johanna Sheehan