

Board Meeting  
Cleveland House (CH) Unit Owners Association

April 2, 2013  
Langston-Brown Community Center

Call to Order:

President Mary Rufe called the meeting to order at 7:10 pm.

Roll Call:

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

Open Forum: N/A

The minutes of the meeting of March 5, 2013, have been approved and will be posted.

Treasurer's Report:

No new action. The investment of \$200,000 in a money market account has been confirmed. The checking account balance is \$22,000.

This position as treasurer is still vacant.

Management Report:

Old Business.

The board previously approved unanimously the purchase and installation of uniform architectural grilles for the whole building to cover the different sizes, colors, and models of the existing air conditioning grilles.

Andro of GHA held a telephone conference with the board to discuss more options for the grilles. He will check the price of anodized (permanently painted) versus aluminum grilles as well as smaller louvers. The louvers cannot be turned upside down to hide the old grilles; it would cause water damage to the building and HVAC closets.

The board is seeking estimates for replacements of severely damaged HVAC closet ceilings.

Regarding the Verizon bills for telephone service to the building: All phone lines have been identified and are needed.

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) have been completed.

The board unanimously approved the purchase and installation of 2 new commercial outdoor lanterns with LED lights (by Thomas, Hawthorne).

Matters for Board Action/Discussion/Information:

Old Business.

A new lease for the association's unit 100 has been signed. Minor repair work has been approved and will be completed before move-in.

Plumbing Notices for all tenants and owners of the 6<sup>th</sup> floor units will be sent out to enable the tagging of the valves in the basement. All Plumbing will perform the job.

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

New Business:

The Board will get cost estimates from Springfield Nursery after a walkthrough of the common areas to replace/remove dead shrubs.

The board asked that the junk removal firm pick up the many items by the dumpster during the week of April 8, 2013.

Next meeting:

**Monday**, May 6, 2013, at 7 pm

Adjourned:

The meeting was adjourned at 8:15 pm.

Respectfully submitted,  
Johanna Sheehan