

Board Meeting
Cleveland House (CH) Unit Owners Association
October 4, 2016
Langston-Brown Community Center

The meeting was called to order at 7:04 pm.

Roll Call:

Board members Mary Rufe, John Juilfs, Arlyn Charles, Johanna Sheehan, and management company representative Marilu Menendez were present.

The board unanimously approved the minutes of September 6, 2016.

Owners' Forum:

Two (2) owners attended the meeting and provided information about damages to their unit. The matter would be discussed further during the executive session.

Treasurer's Report:

One (1) of the association's four (4) CDs invested with Eagle Bank in the amount of \$53,167 would mature on October 27, 2016. The board requested that our management company provide three (3) recommendations for reinvestment.

A question was raised regarding a money market account with Congressional Bank. Mary Rufe will get more information for the board's consideration and decision whether the money market should be invested at another bank.

Management Report:

The management representative provided a revised trash collection contract from Waste Management, our current vendor. The existing contract will expire in April 2017. The board discussed the proposed contract and unanimously agreed to renew the contract and signed it. The renewal is for three (3) years with Waste Management Company.

The carpets throughout the building will be cleaned in October 2016 by GAPE General Services for \$1,500.

The board only received one (1) proposal for the cleaning of the sewer stacks every two (2) years. Therefore, the board requested that our management company obtain one (1) or two (2) more bids for cleaning of the sewer stacks.

The board received two (2) proposals for waterproofing the basement, north side, where a leak was detected. Since the two (2) proposals were significantly different, the board agreed to get one (1) more estimate before making a decision.

Board Discussion:

The board previously discussed the reduction of the “move-in fee” to 50 dollars in accordance with the Virginia Condominium Act and agreed that the CH Rules would be updated and copies sent out to all owners.

Executive Session:

The board went into Executive Session to discuss payment delinquencies, legal matters, and payment issues. The board reviewed all items and asked the management company to take follow-up steps to resolve the indebtedness and other matters.

Next meeting:

The next board meeting is scheduled to take place at Langston-Brown Community Center at 7:00 pm on Tuesday, November 1, 2016.

Adjourned:

The meeting was adjourned at 8:15 pm.

Respectfully submitted,
Johanna Sheehan

