

Board Meeting
Cleveland House (CH) Unit Owners Association
May 5, 2015
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, John Juilfs, Arlyn Charles, Johanna Sheehan, and management company representative Carolyn Cornwell were present.

The board unanimously approved the minutes of April 7, 2015.

Open Forum:

Jessica Broward, a potential owner of a unit at Cleveland House, had questions about making renovations to a unit. The board advised on what would be allowable.

Treasurer's Report:

N/A

Management Report:

The management representative acknowledged that the sewer stacks and the dryer vents have been cleaned and are scheduled for annual cleaning.

Old Business:

The board had previously approved the re-stenciling of the parking lot by Dominion Paving and Sealing. The project is scheduled for Wednesday, May 27, 2015.

The board discussed the proposal from Dominion Paving for installation of a 6-inch curb - 25 lf on each side of the front entrance - and refinishing of the remaining curb. The board requested a more detailed job description and updated proposal from Dominion Paving.

The board reviewed the proposal from Nic-Lor Floors for outdoor carpeting at the front entrance. The board agreed with the proposal; however, the members wanted to see the samples again to confirm the carpet material and color choice.

The board unanimously approved the purchase of a 4-foot Polly Products commercial grade bench and anchoring kit from Hayneedle.com to be installed outside of the front entrance door.

The board unanimously approved the electrical work in the restroom by PSE consisting of a motion detector switch and outlet. Also, the board approved that the light fixture in the lobby should be evaluated for repair.

The board had approved installation of a toilet, sink, and small vanity by All Plumbing and signed the proposal.

New Business:

The board requested an estimate for installation of cameras at the three (3) entrances because of the ongoing possible vandalism of the locks and doors.

The board is awaiting bids for replacement of the large hot water copper pipes, which have severely corroded over a long time. This project will also include installation of individual shutoff valves for the three (3) large storage tanks.

General Housekeeping:

The board reviewed the work performed by Clean Advantage Corporation and commented on the unsatisfactory performance by the cleaning staff. A different cleaning staff will be requested.

The board is waiting for the schedule of the yearly HVAC/building inspections for 2015 from Fidel Flores.

The board requested our handyman (Adrian) to dispose of the heavy materials that are stored by unknown persons in the water shutoff room.

The board reviewed the proposed plumbing notices for tier water shutoff in the building. Distribution will be made to all owners, and the details will be included in the CH rules.

The board has tabled the start of the review and revision of outdated Cleveland House rules until the next meeting.

Next meeting:

The next board meeting is scheduled for Tuesday, June 2, 2015, in the lobby of Cleveland House, 7:00 pm.

Adjourned:

The meeting was adjourned at 8:15 pm.

Respectfully submitted,
Johanna Sheehan