

Board Meeting
Cleveland House (CH) Unit Owners Association

August 27, 2013
Langston-Brown Community Center

Call to Order:

President Mary Rufe called the meeting to order at 7:08 pm.

Roll Call:

Board members Mary Rufe, Ken Matzkin, Arlyn Charles, Johanna Sheehan, and management company representative Jen Ann Santiago were present as well as owner Mary Beth Allen.

The board postponed the approval of the minutes of July 2, 2013, until the next meeting.

Open Forum: Mary Beth Allen reported on the inspection in her unit.

Treasurer's Report: The budget for 2014 was presented. The board voted on a 3% increase of the monthly assessment; Ken Matzkin, Arlyn Charles, and Johanna Sheehan voted for the proposal; Mary Rufe voted No.

It was unanimously approved that \$75,000 of the money market account at American Bank will be transferred to Smart Street because that account had grown too close to the \$250K FDIC insurance limit.

Management Report:

Old Business.

The board previously approved the purchase and installation of anodized architectural grilles for all HVAC grilles on the outside of the building. One (1) grille, color beige, will be installed in order for the board to make the final decision on the color choice before all grilles are installed.

14 HVAC closet ceilings (one (1) more than reported in the previous minutes) have been replaced recently because they were extensively damaged.

The front entrance awning is ripped along the front. The board unanimously agreed to the replacement and requested bids. In order to avoid future damage to the awning, it will be set back about one (1) foot and will be fastened underneath.

The Board unanimously approved the trimming of the tree by the front door and the large maple by the ramp. The landscaping company will move the drain by the steps.

Matters for Board Action/Discussion/Information:

New Business.

The glass of the north side entrance door has been broken. The board requested bids to replace the side doors with stronger glass and asked for other options.

During the last few weeks, there were several water leaks in the building due to the aging copper pipes. To avoid most future leaks in the old pipes, the board has asked for bids to seal the pipes from within to prevent holes and consequent water leaks.

Due to the recent plumbing repairs, dry wall repairs are needed and are scheduled for next week.

The meeting was adjourned at 8:38 pm.

The board went into Executive session for discussion of a unit.

The meeting was adjourned at 8:45 pm.

Next meeting:

Tuesday, September 3, 2013, at 7 pm.

Respectfully submitted,
Johanna Sheehan