

Board Meeting
Cleveland House (CH) Unit Owners Association

January 7, 2014
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 John Juilfs, Johanna Sheehan, and management company representative Carolyn Cornwell were present.

The board approved the minutes of November 4, 2013.

Open Forum: N/A

Management Report:

Old Business:

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

The J & M landscaping management contract has been signed for landscaping and snow removal for 2014.

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. The bids will include shortening the entrance awning by about one (1) foot and fastening the canvas underneath instead of having a valance.

Because of the ongoing problems with water pipes in the building, the board has asked for bids for sealing the insides of the pipes. The bids will include valve installations; and the Board unanimously agreed that GHA will monitor the project. Hopefully we will receive bids at the next meeting.

The Board unanimously agreed that the remaining damaged ceilings in the HVAC closets will be repaired/replaced in the spring. A couple of additional bids have been requested.

The Board entered into an executive session at 7:45 PM to discuss financials. The executive session closed at 7:58 PM.

New Business:

The Castle Sprinkler and Alarm, Inc. Fire Systems Deficiencies Repair Contract was unanimously approved by the Board and signed to meet the Fire Marshal's mandatory requirements of a smoke detector in the basement storage room and submittal, permits, and engineering fees as required by jurisdiction work.

We have had yet another flood in a unit caused by a clogged sewer stack. To prevent further damage, the Board therefore has asked for bids to clean sewer stacks in the building.

Next meeting:

Tuesday, February 4th, 2014, at 7 pm.

Adjourned:

The meeting was adjourned at 8:20 pm.

Respectfully submitted,
Johanna Sheehan