

Board Meeting  
Cleveland House Unit Owners Association  
July 8, 2014  
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, John Juilfs, Arlyn Charles, Ken Matzkin, Johanna Sheehan and management company representative Carolyn Cornwell were present.

The board unanimously approved the minutes of June 10, 2014, as amended.

Owners Forum:

Mary Beth Allen talked to the board about her kitchen appliances.

Treasurer's report:

The board took no specific actions.

General Discussion:

The board emphasized the urgent need to have working keys from all owners by the time the ePIPE project begins.

Management Report:

The management representative provided the amendment to the pipelining contract to include moving the valves from behind the dishwashers to underneath the kitchen sinks if requested. The cost is \$99 per installation. The board unanimously approved the amendment of the contract.

The board unanimously approved a two-year extension of the management contract from October 1, 2014, to September 30, 2016. The contract provides for an increase in management fee each year in the amount of the CPI increase plus 1.5%. The management company will waive the increase for the second year.

The management representative presented a building plan and proposal for replacement of the current damaged canvas for the front entrance to the building. Since the cover needs to be moved back by about a foot to keep from being damaged again, general contracting work is required. Therefore, the board agreed to replace the canvas with a more durable cover. The board asked for two additional proposals.

The board also received a proposal for replacing the 10 damaged canvas balcony dividers in the front of the building and asked for additional proposals. The new dividers would be metal panels tight to the ceiling to prevent birds from damaging, resting on, and soiling the panels.

An owner requested that their HVAC closet ceiling be replaced. This is a planned ongoing project by the association, and the identified replacement would be scheduled as soon as possible.

The owner also requested that a masonry specialist check the holes in the mortar of the HVAC closets suspecting that this was how birds got into the closet(s) to build a nest.

The board requested that the landscaping company would work on the hedges in the back of the parking lot one more time to even them out with the rest of the trimmed hedges.

The board inquired when the current cleaning contract would expire and requested bids for a new cleaning contract.

A prospective tenant might be interested in renting unit 100.

Executive Session:

The board went into executive session to discuss a violation by an owner and agreed to notify the owner by mail.

Next Meeting:

Tuesday, August 5, 2014, at 7 PM.

Adjournment:

The meeting was adjourned at 8:15 PM.

Respectfully submitted:

Johanna Sheehan