

Board Meeting  
Cleveland House (CH) Unit Owners Association

April 17, 2012  
Langston-Brown Community Center

Call to Order:

President Bernie Dworski called the meeting to order at 7:05 pm.

Special Meeting: The board unanimously elected Arlyn Charles to the board to fill a vacancy created by a resignation.

Roll Call:

Board members Bernie Dworski, Michele Thieme, Arlyn Charles, Johanna Sheehan, and management company representative Chris Falwell were present as well as unit owners Sylvia O'Hara and Hashmat Ali.

Approval of March 2012 Minutes:

Approved as amended.

Treasurer's Report:

Discussed best returns for Association's investments and confirmed that \$100,000 were transferred to a money market account earning 1%. Requested expiration date for that rate. Requested that financial manager change low rate investments to a better return options.

Management Report:

Parking lot asphalt bids. Via telephone conference with Joe Tacchino of the management company, the board discussed bids from 3 vendors for a complete parking lot repair and resurfacing project. The board was not prepared to sign off on any of the bids and deferred the vote to the next meeting. The board also discussed hiring a consultant to clarify the work to be done and oversee the project.

Matters for Board Action/Discussion/Information:

Old Business.

The board discussed again the urgency of repairing/replacing the front door for security reasons (the door did not lock all the time). The management service company provided a cost estimate for repair of the lock for approximately \$900; however, the board asked if the management service company could match the previous price paid of \$600 to have the lock repaired. The board requested again bids for replacement of the front door.

The management company provided a draft administrative resolution on the collection of monthly common expense assessments. The board revised article 4 of the draft as follows: THAT any account with an outstanding balance equal to two (2) months of the

Common Expense Assessment will be referred, after approval has been given by the President of the Board, to the Association's attorney, as designated by the Board from time to time... Upon finalization, this document together with proposed rule changes will be mailed to all owners.

#### Member Replies:

Two members were present to clarify their written responses to the violations of an item left at the dumpster which was removed and providing lease documentation which violated the rules governing tenants and leases.

#### Executive Session:

The Board went into executive session to discuss two violation cases.

#### Return to regular meeting:

In the case regarding unauthorized dumping, the board voted two for the violation fine and two against; therefore, no violation fine was imposed. In the second case, the board voted unanimously to assess a fine for violation of rules, i.e., failure to pay move-in fees and failure to register tenants.

#### Old Business, continued:

The board unanimously approved the replacement of the plastic ceiling light fixtures on floors 1, 3, 4, 5, 6 and the two stairwells.

#### New Business:

The board voted unanimously to raise the rent for the association's owned unit #100 by \$50 per month for the anticipated month-to-month lease.

The board started work on amending and clarifying some of the house rules.

The president of the board announced that he was resigning from the board and the position as president.

#### Adjourned:

The meeting was adjourned at 9:00 pm.

Respectfully submitted,  
Johanna Sheehan