

Board Meeting
Cleveland House (CH) Unit Owners Association

March 20, 2012
Langston-Brown Community Center

Call to Order:

President Bernie Dworski called the meeting to order at 7:00 pm.

Roll Call:

Board members Bernie Dworski, Michele Thieme, Johanna Sheehan, and management company representative Chris Falwell were present as well as unit owner Mary Beth Allen.

Owner's forum:

Discussed complaint about excessive noise in an owner's unit. The owner will talk to the neighbors; therefore, no action was taken by the board.

Approval of November 2011 Minutes:

Approved.

Treasurer's Report:

Clarified contracts. Discussed best returns for Association's investments by transferring \$100,00 to a money market account with 1% interest.

The board expressed gratitude for Mary Rufe's work on the Cleveland House website.

Management Report:

Old Business.

Verified that Fidel Flores' bid was approved for maintenance to be performed twice a year on heating and air conditioning units in unit 100 and the lobby.

Parking lot resurfacing project has been tabled to the next meeting.

As previously approved by the board, hallway carpet cleaning for the entire building has been completed.

Matters for Board Action/Discussion/Information:

Old Business.

The board discussed again the replacement of the plastic ceiling light fixtures on floors 1, 3, 4, 5, 6. The board will decide at the next meeting upon price for fixtures, light bulbs, and installation with the possibility of only replacing hall lighting and postpone stairwell lighting.

New Business.

The board discussed appropriate charges of using the laundry machines. For comparison, it was recommended that the management company provide data on utility and water costs in other condo buildings.

The board discussed updating the telephone listings for access to the building. The board approved that instead of residents' names which have to be updated manually, only the unit numbers will be used. Changes can be made electronically by the management company without the need to make manual updates of the lists at the entrance doors.

Landscaping. The board approved adding 2 rose bushes on either side of the front entrance and foregoing the use of annual plants.

The board discussed the urgency of repairing/replacing the front door for security reasons. The management company will provide cost estimates.

The management company provided a rough draft, and the board discussed creating a collection administrative resolution on the collection of monthly common expense assessments. The board will further discuss this item.

The board unanimously rejected the proposal to change the pest control contract with Conquest, since the regulation regarding protected rodents is only specific to DC, even though Conquest is proactively updating all their accounts in DC, Maryland, and Virginia.

Executive Session:

The Board went into executive session to discuss delinquencies and violations. No decisions were made.

Next Meeting:

Tuesday, April 17, 2012, at 7 pm at Langston-Brown Community Center

Adjourned:

8:30 pm.

Respectfully submitted,
Johanna Sheehan