

Board Meeting
Cleveland House (CH) Unit Owners Association
September 8, 2015
Cleveland House Lobby

Call to Order:

President Mary Rufe called the meeting to order at 7:00 pm.

Roll Call:

Board members Mary Rufe, Ken Matzkin, John Juilfs, Arlyn Charles, Johanna Sheehan, and management company representative Wanda Leap were present.

The board unanimously approved the minutes of August 4, 2015.

Open Forum:

Several unit owners were present. The management representative explained once again the previously reviewed and approved parking notices, registration forms, decals, and visitor parking passes. The program was scheduled to be effective October 1, 2015. The board previously approved the contract with A-1 Towing to help alleviate parking problems in visitor and reserved parking spaces. Unit owners and board members once again discussed the advantages and difficulties of the new parking control system. Some participants felt that it would be too much of a hassle to administer the program; that it was too tedious to put resident only parking stickers on cars; that it was too complicated to keep up with issuing stickers and visitor parking permits; that it would be inconvenient; or that it might lead to accidental towing. After a lengthy discussion, the item was tabled until the next board meeting.

Management Report:

It was confirmed that a film would be applied to the two (2) outside panels of the front door, which would make them appear to be frosted to keep casual walkers-by from looking into the lobby and mail area.

It was confirmed that All Plumbing would replace the pump in the hot water room that was leaking oil.

It was confirmed that the laundry room door on the first (1st) floor needed to be replaced because it no longer closes. It is designated as a fire door, which must be self-closing and have proper latching. The board unanimously accepted the proposal from Beck's Door And Hardware.

It was confirmed that a gutter and downspout on the left side of the entrance canopy would be installed to keep the rain from splashing on the wall.

New Business:

A reserve study is done every five (5) years. The board unanimously approved the proposal for \$3,270 from Miller Dodson for the Reserve Study due January 2016.

The recent poor service by Coinmach of our laundry machines has prompted a review of the contract and a discussion with their new management team. The current contract goes through 2023, and unless we can agree on a termination, we will not be able to change companies. However, a tentative proposal was discussed to roll back the cost for using the machines to 75 cents for a short period of time and possibly upgrading the machines. This item has been tabled until the next meeting.

The board briefly discussed the December 2015 annual meeting. A suggestion was made to hold the meeting at Lyon Village Community Center if an appropriate date can be agreed upon.

Next meeting:

The next board meeting is scheduled for Tuesday, October 6, 2015, 7:00 pm at the Langston-Brown Community Center.

Adjourned:

The meeting was adjourned at 8:15 pm.

Respectfully submitted,
Johanna Sheehan