

Board Meeting  
Cleveland House (CH) Unit Owners Association

February 4, 2014  
Langston-Brown Community Center

Call to Order:

President Mary Rufe called the meeting to order at 7:08 pm.

Roll Call:

Board members Mary Rufe, Ken Matzkin John Juilfs, Arlyn Charles, Johanna Sheehan, and management company representative Carolyn Cornwell were present as well as owner David Vaughn.

The board approved the minutes of January 7, 2014.

Open Forum:

Andro Tomic, GHA project manager was present as well as Lewis Shapiro and Jason Arnold of Epipe, Pipe Restoration, Inc. ([www.epipeinfo.com](http://www.epipeinfo.com)). Epipe was invited to attend the meeting as the preliminary finalist of the three bids received. Their proposal had the lowest cost and the most experience with this process. Lewis Shapiro and Jason Arnold are the representatives of one of three pipe sealing companies from whom we have received bids for the sealing. They explained how the project works; how they would clear the pipes; sand them; and apply the epoxy. They assured the Board that the water would be safe for drinking after the installation of the epoxy. What to expect: First the company representatives would do a complete walk through of all units and common areas. (Every owner would receive an information packet.) The technicians would replace all valves and add isolation valves by tiers. During the project, they would turn the water back on every evening and remove the hoses. The industry standard is a 10-year warranty. During the warranty, the company would provide a 4-hour response time if there was a problem.

The regular meeting started at 8:10 PM.

Management Report:

Old Business:

We have had a flood in a unit this time caused by a clogged sewer stack. To prevent further damage, the Board has asked for bids to clean sewer stacks in the building. One estimate for stack cleaning has been received so far.

The Board received two estimates for the awning replacement at the front entrance. We are waiting for one more bid.

The Board unanimously approved the purchase of a rug for the 6<sup>th</sup> floor landing, north side, to prevent slips if rain or snow would be blown in through the vents.

Even though the Board unanimously approved the installation of anodized architectural grilles for all HVAC grilles on the outside of the building, Board member John Juilfs suggested the purchase and installation of framed screens to cover all the HVAC vents. The Board asked for cost estimates.

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

Next meeting:

Tuesday, March 4<sup>th</sup>, 2014, at 7 pm.

Adjourned:

The meeting was adjourned at 8:20 pm.

Respectfully submitted,  
Johanna Sheehan