

Board Meeting  
Cleveland House Unit Owners Association  
September 2, 2014  
Langston-Brown Community Center

Call to Order:

President Mary Rufe called the meeting to order at 7:12 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 August 5, 2014.

Owners Forum:

Mary Beth Allen was present and brought no issues for discussion.

Management Report:

Old Business:

The management representative gave a quick update on the ePIPE project. So far it is on schedule.

The management representative will contact Adrian Leyva, handyman, to make paint repairs in the building on the second floor hallway walls; to move the lockbox by the front entrance door lower to enable users to reach it better; and ask him to prep and paint the front of balconies 212 and 213.

The board briefly discussed a complaint about balcony floors and agreed that owners who damage the floors with gluing carpeting or other materials would be responsible for the cost of any repairs.

The budget letters and payment books have been mailed out.

New cabinets for unit 100 have been ordered and should arrive in two or three weeks.

The management representative and the board members discussed the meeting on site with Andro Tomic of GHA Services, Mary Rufe, Ken Matzkin, John Juilfs, and Johanna Sheehan. The subject was the replacements of the entrance canopy and the 10 balcony dividers as well as the installation of architectural grilles. The board unanimously approved the design and color choices for the new entrance canopy (sierra tan and almond), the color choice of almond for the balcony dividers and the architectural grilles. The construction company Commercial Restoration Group (CRG) will install one metal and one PVC divider on the second floor between balconies 209 and 210 for the board's decision of which material would be more appealing. CRG will also install one architectural grille to cover an HVAC intake opening as a

test style to see if it is appealing enough to replace the many different styles of grilles that are now arrayed throughout the building.

The board unanimously agreed to replace the carpeting on the first floor with commercial-grade carpet tiles that would allow future easy replacement of heavily stained areas with the tiles. The board chose a couple of samples and has requested two sample tiles to see if they match the walls on the first floor.

No budget discussion took place.

No Executive Session took place.

General Discussion:

The board unanimously approved a request for bids of a cleaning contract.

Next Meeting:

Tuesday, October 7, 2014, at 7 PM.

Adjournment:

The meeting was adjourned at 8:00 PM.

Respectfully submitted:

Johanna Sheehan