

Board Meeting
Cleveland House Unit Owners Association

June 2, 2015
Cleveland House Lobby

Call to Order:

President Mary Rufe called the meeting to order at 7:15pm

Roll Call:

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

Owners Forum: Silvia O'Hara brought up the problem of customers of the Cloud Lounge parking in our lot and the possible need for a security person for the building. This will be discussed further at the meeting. Elise Hardy asked about the possibility of a ramp for the steps in the lobby. Ken Matzkin said the board has discussed this and did get a proposal. The ramp would be taking up about half of the steps and would need to be permanent. Mary Rufe said the board may look for more proposals. Barbara Allen had an ePipe question. Mary Beth Allen noted that there was a move out with no contact information on the elevator. Wanda Leap said she would look into this on the management company side when people call for the elevator key.

The board unanimously approved the minutes from May 5, 2015.

Management Report:

The management representative received a proposal from ESSI to install security cameras at the door entrances and the lobby. ESSI has already wired the entrances for the current fob system and can use that wiring to install the cameras. A motion to accept the ESSI proposal was made by Arlyn Charles and seconded by Ken Matzkin. The motion was unanimously approved. Notices would be posted to inform the residents.

The management representative received a proposal from J&M Landscaping to take out bushes near lobby entrance and replace on one side with a different type of plant. This is making room for the bench installation when the new concrete is in. Ken Matzkin questioned taking out the bushes on the one side. Mary Rufe mentioned that Johanna Sheehan had met with the landscapers. Some of the bushes are dying and we were going to try and replant some from the bench side. The landscaper said the roots were not deep enough to do that. Mary Rufe asked that this proposal be tabled until she could talk to Johanna about the questions.

The management representative received a proposal from A1 Towing to tow cars parked in resident/guest spaces that did not belong to Cleveland House. This would involve distributing car stickers to residents and guest stickers. The towing company would provide signs and could tow from 5pm-2am or any hours needed. This system would be installed due to patrons of the Cloud Lounge/7-11 parking in CH lot and there have been numerous complaints. There is a No Parking sign at the top of the driveway. There was a discussion about having a gate at the top of the parking lot. The management representative said these are expensive and easily broken. The board agreed unanimously to go with the A1 proposal. The management company will start planning distribution of the stickers.

The management company has two proposals for storage tank shut-off valves and replacing some piping near the hot water tanks. This would be preventative work. Ken has done a lot of discussing this project with the two plumbers. A motion to accept the proposal from All Plumbing was made by Ken Matzkin and seconded by Arlyn Charles. The board agreed unanimously.

Next Meeting: Tuesday, July 7, 2015, at 7pm.

Adjourned

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Mary Rufe