

Board Meeting
Cleveland House (CH) Unit Owners Association
July 11, 2017
Langston-Brown Community Center

Due to the 4th of July holiday, the meeting was postponed to July 11, 2017.
The meeting was called to order at 7:05 pm.

Roll Call:

Board members Mary Rufe, Ken Matzkin, Arlyn Charles, Johanna Sheehan, and management company representative Marilu Menendez were present.

The board unanimously approved the minutes of June 6, 2017.

Treasurer's Report:

The management company converted the MMKT (money market) account held by Union Bank into a CD in the amount of \$99,000.00 at 1.15% with Freedom Bank for 16 months. The increased cost for natural gas and water had been noted. The charges for gas appeared average. The charges for water have increased. The board unanimously approved the addition of checking for toilet leaks with colored tablets in each unit at the annual inspection beginning in 2018.

Management Report – Old Business:

The management company representative shared an inquiry by an owner regarding the new parking policy. The board once again reviewed the existing policy and acknowledged that notices and two (2) hanging tags per unit have been distributed to each unit in the building. All owners have been notified of the new policy. The recommendation to change the starting and ending times for the display of hanging tags in visitor parking spaces will remain from 05:00 PM to 05:00 AM. The CH rules will be updated and will be posted on the CH website.

Arlington County issued a violation notice that the floodlights in front of the building were not in compliance. This issue is still ongoing. So far the three (3) floodlights at the front of the building have been removed. Neighbors of CH are now complaining that it is too dark in the area. This issue has been addressed with Arlington County and

Dominion Electric. Installation of streetlight(s) to meet the lighting requirements for the County is pending. This work will be preformed at the County's and Dominion's expense. The light(s) would be added to the existing pole(s).

Board Discussions – New Business:

A brief discussion about replacement windows has been initiated and will be discussed further at future meetings. The goal is to have matching windows for the entire building.

The board unanimously approved upgrading the bathroom in unit 100. A proposal has been requested, and the work will be done in August 2017 to include a new toilet, new tiles, and new floor. The tub will be refurbished if possible.

The members of the board reviewed the budget proposal for 2017/2018 and will discuss and approve the budget at the next meeting.

Housekeeping items are:

cleaning or replacing the canvases for units 100 and 101 and have the landscaping company cut back the shrubs in the area; and the railings for units 100, 101, 112, and 113 will be repainted.

General Discussion regarding solar panels on the roof is ongoing.

Next meeting:

The next meeting is scheduled to take place at Langston-Brown Community Center on Tuesday, August 1, 2017, at 7:00 pm.

Adjourned:

The meeting was adjourned at 8:35 pm.

Respectfully submitted,
Johanna Sheehan