

Board of Directors' Meeting Minutes- Feb 11, 2019

Call to order

The regular meeting was called to order at 7:02 pm by Lee Reiff, President of the Board of Directors (BOD)

Roll Call

A roll call of BOD members was called by Lee Reiff. Present were Neil Mauriello, Treasurer; Sean Patterson, Secretary; Loretta Kartch and Harry Young, Directors. All board members were present. Barb Fentem was present in representation of the Managing Agent, HSR.

Reading of the minutes

The minutes of the November 12, 2018 meeting were read aloud by Sean Patterson. Harry motioned to accept the minutes and Loretta seconded. Minutes, as read, were approved by all board members.

Financial Report

Barb Fentem presented the Financial Report as of Feb. 11, 2019, showing the assets of the Association are as follows:

Checking account	\$9065.10
Reserve account	104,793.57
Certificate of Deposit	19,564.66
Outstanding Accounts Receivable	5,260.00
Total Assets:	\$138,683.33

- Barb noted that the Outstanding AR is a bit high, but one month remains before the parking lot special assessment deadline.

Lee motioned for acceptance of the financial report and Sean seconded. The financial report, as read, was approved by all board members.

Old Business

Dryer vent cleaning

Dryer vents will be cleaned starting in the Spring. As in the past, the cost of cleaning the vents is the responsibility of the unit owner. The board is meeting with candidate vendors and details on the cost and scheduling are forthcoming.

Bird Cages

At the time the dryer vents are cleaned, owners can opt to have 'bird cages' added to one or more of their exhaust vents. (Four per unit except on the 4th floor). This will prevent birds and other animals from entering the vents. This service is optional and will result in additional expense to the unit owner. Details forthcoming.

[Ombudspersons Act](#)

Barb Fentem advised that documentation concerning our compliance with the IL Ombudspersons Act has been posted to the association website.

[New Business](#)

[Sprinkler repairs – 7722 Building](#)

During a recent Winter storm, a sprinkler pipe in the 7722 building burst and flooded multiple units. So far bills related to repairs have reached \$14,640.80 for materials and labor to cleanup and repair the damage.

Similar things have happened in the past (2011?). Board should investigate causes and possible ways to minimize future risk. Board members discussed with members in attendance the importance of maintaining insurance and regularly reviewing your policy to ensure adequate coverage with reasonable deductible.

[Security of buildings](#)

The recent burglary in the 7728 building has highlighted the need to improve security. Since the last meeting, the board has had many discussions regarding this matter. They have found:

- Garage –Due to fire regulations, we cannot install locks on the doors leading from the garage to the lobby. Garage opener delay is to be shortened from 30+ to 15 seconds for all buildings during the next service call. It is hoped that this will reduce the chance of someone sneaking in when a resident leaves the garage. Residents are advised to wait until the door closes before pulling away.
- Cameras – The board will investigate options for security cameras and report back at a later date. There are cost and technical concerns that need to be considered.

[Maintenance requests](#)

Maintenance procedure has been updated. Non-Emergency requests for maintenance should be directed to your building captain so that they can make others in your building aware. If you cannot reach your building captain, contact Barb Fentem at HSR (preferably by email).

Emergency maintenance – Contact HSR by phone immediately during weekday business hours and use the emergency 24-hour number outside of that. Reminders of maintenance procedures/phone numbers will be posted in the buildings and updated as needed on the website.

[Wish List](#)

- Garage Cameras
- Repair garage cracks
- Repair garage service doors
- Power-washing/restriping garage floors

[Adjournment](#)

The meeting was adjourned at 8:55pm