

**SANDBURG VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 28, 2015**

HOA's Alcott House Hospitality Room, 1460 North Sandburg Terrace, Chicago, Illinois 60610

Present: Mary Murtaugh – Association 1
Mario Rizzo – Association 1
John S. Santoro – Association 1 (arrived 6:44 p.m.)
Robert Connor – Association 2
Eva Haussner – Association 2
Mary Beth Wheeler – Association 2
Tom Tiegler – Association 3
Kim Ruhlander – Eliot
Gabrielle Thronson – Eliot
Leslie Deitch – Faulkner
John Berchem – Lowell
Louise Pauly – Lowell
David Beck – Association 7
Barbara Fiacchino – Association 7
Marcie Johnson – Association 7

Also present were Steve Habib, HOA Property Manager, Teresa Gallen, Assistant Property Manager, and Julie McCracken, Site Supervisor, of DK Condo, A Draper and Kramer Company; Peter Power of Klein and Hoffman; Jerry Ramoska of Illinois Sash; and Paul Gaudette of Wiss Janney Elstner Associates, Inc. Barbara A. Roberts acted as Recording Secretary.

CALL TO ORDER

Ms. Wheeler declared that a quorum was present and called the meeting to order at 6:33 p.m. There were no changes to the agenda.

APPROVAL OF MINUTES

Ms. Murtaugh asked if there were any additions or corrections to the minutes of the regular Board meeting held on November 19, 2014. There being none, ***Ms. Murtaugh moved that the minutes of the regular Board of Directors meeting held on November 19, 2014, be approved as presented. Mr. Beck seconded the motion, and it passed, with Ms. Thronson abstaining.***

ELECTION OF OFFICERS FOR 2015

Ms. Wheeler asked for nominations for the position of Board President. Mr. Berchem nominated Robert Connor. Ms. Haussner seconded the motion. There were no other nominations. Mr. Connor was elected to the position of Board President, with Mr. Rizzo opposed and Ms. Fiacchino abstaining. Discussion ensued.

Mr. Connor asked for nominations for the position of Board Vice President. Mr. Berchem nominated Marcie Johnson. Mr. Tiegler seconded the nomination. There were no other nominations. Ms. Johnson was unanimously elected to the position of Board Vice President.

Mr. Connor asked for nominations for the position of Board Treasurer. Mr. Beck nominated John Berchem. Ms. Deitch seconded the nomination. There were no other nominations. Mr. Berchem was elected to the position of Board Treasurer, with Mr. Rizzo opposed and Ms. Fiacchino abstaining.

Mr. Connor asked for nominations for the position of Board Secretary. Mr. Berchem nominated Mary Murtaugh. Mr. Beck seconded the nominations. There were no other nominations. Ms. Murtaugh was unanimously elected to the position of Board Secretary.

FINANCIAL REPORT

Mr. Berchem reviewed with the Board the Financial Summary for the month ended December 31, 2014, as follows:

Operating Fund net income, current month:	\$77,681
Operating Fund net income, year to date:	\$105,158
Operating Fund balance:	\$296,432
Ratio of Operating Fund balance to one month's operating expenses:	2.7
Replacement Fund interest income, year to date:	\$21,093
Replacement Fund average CD yield:	0.350%
Replacement Fund expenses, year to date:	\$261,696
Replacement Fund balance:	\$5,066,273

Mr. Berchem noted that pool revenue was good in 2014. Discussion ensued about various items in the Financial Summary.

ACTION AND DISCUSSION ITEMS

Architectural Approval: Eliot House Window Replacement

Peter Power of Klein and Hoffman presented Eliot House's proposed window replacement program, which included some variations in the operating and nonoperating portions of the windows desired by Eliot House unit owners. Discussion ensued, after which ***Ms. Thronsdon moved to approve the proposed changes to the Eliot House windows, including window frame color, window layout, variations in operating portions of the windows and reconfiguration of adjacent fixed windows and living room windows in some tiers. Ms. Ruhlander seconded the motion, and it was defeated, with Ms. Ruhlander and Ms. Thronsdon in favor.*** It was suggested that Eliot House present another window replacement choice to the Board of Directors for its architectural approval, possibly at a February meeting.

Architectural Approval: Potash Houseware and Hardware / Sandburg Wine Cellar Sign

Mr. Habib described the proposed appearance of a new sign that the Potash Market wishes to install on the landscaped area north of the sidewalk entrance to the Market, noting that the specifications required by HOA will be followed, and that Faulkner House has been notified about the sign. ***Ms. Wheeler moved to approve the Potash Houseware & Hardware / Sandburg Wine Cellar sign proposed by the Potash Market as presented. Mr. Beck seconded the motion, and it passed unanimously.***

Review of Various HOA Projects

Mr. Gaudette provided an update of repair work on various Village projects to be performed in the coming year, including:

- performing surface preparation and application of a coating to the South Mall pool walls
- Phase 2 of the proposed South Mall work
- the proposed window renovation project at Eliot House
- dealing with leakage in the HOA Office in Dickinson House and the Cummings-Dickinson mechanical room
- investigating work at the expansion joints along the Cummings-Dickinson buildings
- investigation of the leakage in the Alcott-Bryant mechanical room and of work at the expansion joints along the Alcott-Bryant buildings
- discussion with Jacobs/Ryan Associates Landscape Architects about renovation of the North Mall
- the James/Kilmer garage column repairs.

James/Kilmer Garage Project: HOA Repairs

Mr. Gaudette reminded the Board that HOA is responsible for repairs to the James/Kilmer garage columns, and that WJE will carry the charges for column repairs as a change order in order to segregate those charges from the other garage repair costs. **Mr. Beck moved to approve an amount not to exceed \$30,000.00 for HOA's share of repairs to the columns in the James/Kilmer garage. Mr. Berchem seconded the motion, and it passed unanimously.**

Mr. Gaudette left the meeting following his presentation.

2015 HOA Board Meeting Dates

The Board reviewed the list of 2015 meeting dates provided by Management. The September meeting date was changed from September 23 to September 16 to allow for the Village unit owners' review of the 2016 draft budget. **Ms. Wheeler moved to approve the 2015 HOA Board Meeting Date Schedule as amended. Ms. Johnson seconded the motion, and it passed unanimously.**

2015 HOA Management Office Holiday Schedule

Mr. Beck moved to approve the 2015 HOA Management Office Holiday Schedule as presented. Mr. Berchem seconded the motion, and it passed unanimously.

DIRECTORS-MANAGEMENT FORUM

- Mr. Beck suggested that Bernard Jacobs of Jacobs/Ryan Associates Landscape Architects be asked to provide design suggestions and bids for new Village-wide front entrance planter pots, including some additional pots, so they may be purchased and installed in time for the spring or summer planting season.
- Mr. Rizzo voiced concerns about removal of the first snow of the season and about policing of the dog relief areas. Mr. Habib responded that problems with snow removal equipment, which have since been resolved, limited the Maintenance staff's snow removal capability. Mr. Beck stated that the dog relief areas are being properly cleaned up at this time.
- Mr. Berchem asked the representatives from Eliot House if its garage, which is being changed to self-park operation, will still be able to accommodate parking for visitors to the South Pool. Ms. Thronson stated that pool visitors will be able to park at Eliot House only if they are guests of Eliot residents. Ms. Fiacchino suggested adding this information to the 2015 pool brochure.

- Ms. Johnson thanked HOA Management for its cooperation and assistance with the January 15 2nd Ward aldermanic candidates meeting. Ms. Murtaugh thanked Ms. Johnson for her work on the meeting, and stated that Association 1 is also in the process of hosting meetings with candidates.
- Mr. Beck reported that the proposed development of a new Jewel store and a high-rise rental apartment building on Division between Clark and LaSalle has been approved by the City of Chicago Zoning Commission, and will be presented to the City Council for approval. He added that the proposed height of the apartment building has been reduced to 35 floors. He also stated that the proposed condominium development at North and Clark has not been approved.
- Mr. Habib stated that a new HOA Reserve Study should be planned for this year. He also stated that he is working with Ron Miller, the James/Kilmer Webmaster, on the HOA website, and that a draft of the website will be available shortly.
- Mr. Beck suggested to Ms. Thronson that Eliot House unit owners be resurveyed about new windows to help come to some agreement about less variable window designs before setting a date for a HOA meeting to discuss a new proposal for the windows.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Mr. Santoro and seconded by Ms. Wheeler, the meeting was adjourned at 8:22 p.m.

Respectfully submitted,


Secretary