

**SANDBURG VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 18, 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
Robert Connor – Association 2
Eva Haussner – Association 2
Mary Beth Wheeler – Association 2
Tom Tiegler – Association 3
Kim Ruhlander – Eliot
Leslie Deitch – Faulkner
John Berchem – Lowell
David Beck – Association 7
Barbara Fiacchino – Association 7
Marcie Johnson – Association 7

Also present were Steve Habib, HOA Property Manager, and Julie McCracken, Site Supervisor, of DK Condo, A Draper and Kramer Company; Paul Gaudette of Wiss Janney Elstner Associates, Inc; and Bernard Jacobs and Dena van der Wal of Jacobs/Ryan Associates Landscape Architects. Barbara A. Roberts acted as Recording Secretary.

CALL TO ORDER

Mr. Connor declared that a quorum was present and called the meeting to order at 6:34 p.m. There were no changes to the agenda.

UNIT OWNER COMMENTS REGARDING THE PROPOSED 2016 BUDGET

A unit owner commented that the drains near the artists' studios are plugged by leaves, and that the pooling water will most likely freeze soon. Mr. Habib responded that HOA's budget includes provisions for rodding the drains. Another unit owner remarked that one of HOA's Bobcats is now parked in the J/K garage. There were no unit owner questions or comments about the proposed 2016 budget.

APPROVAL OF MINUTES

Ms. Murtaugh asked if there were any additions or corrections to the minutes of the regular Board meeting held on September 24, 2015. There being none, ***Ms. Murtaugh moved that the minutes of the regular Board of Directors meeting held on September 24, 2015, be approved as presented. Mr. Beck seconded the motion, and it passed, with Ms. Haussner abstaining.***

PRESIDENT'S REPORT

Mr. Connor announced that the HOA Holiday Party will take place on Thursday, December 10, from 6:00 to 9:30 p.m. at the 3rd Coast Café on Dearborn Street. He then reported that the HOA staff expects to be able to move back into the HOA office in Room 103 at 1355 North Sandburg Terrace before the January HOA Board meeting. Ms. McCracken announced that Melissa Goodwin will start employment

on December 1 as Mr. Habib's assistant in the HOA Management Office. Mr. Connor also announced that the HOA Management Office will be closed for an extra day during the Thanksgiving holiday, but that Ms. McCracken and HOA Maintenance staffers will provide services as needed. Mr. Berchem and Mr. Habib noted the excellent service provided by HOA Maintenance employees Cliff Farmby and John Molina.

During the President's Report, Mr. Gaudette, Mr. Jacobs and Ms. Van der Wal joined the meeting.

FINANCIAL REPORT

Financial Summary

Mr. Berchem reviewed with the Board the Financial Summary for the period ended September 30, 2015, as follows:

Operating Fund net income, current month:	(\$2,234)
Operating Fund net income, year to date:	\$54,848
Operating Fund balance:	\$190,368
Ratio of Operating Fund balance to one month's operating expenses:	1.5
Replacement Fund interest income, year to date:	\$12,974
Replacement Fund average CD yield:	0.376%
Replacement Fund expenses, year to date:	\$205,008
Replacement Fund balance:	\$5,526,738

Mr. Santoro had some questions about the delinquency percentage shown on the Financial Summary; it was agreed that the matter would be discussed in Closed Session.

Reserve Funding Plan

Mr. Berchem then reviewed with the Board the HOA Reserve Funding Plan, covering in particular the years from 2012 through 2015. He noted that unanticipated expenses can arise from time to time, that the reserve expenses listed in the Funding Plan are based on the 2009 Reserve Study, that the Funding Plan is updated every year, and that the annual contribution to the Replacement Fund shown in the Funding Plan remains the same from 2015 through 2028.

ACTION AND DISCUSSION ITEMS

2016 Budget Approval

Mr. Berchem stated that the proposed 2016 budget, which was distributed to all Sandburg Village unit owners for their review, includes no assessment increase. ***Mr. Berchem moved to adopt the proposed Sandburg Village Homeowners Association Operating Fund and Replacement Fund Budget for 2016, which includes the 2016 Schedule of Fees, as presented. Ms. Fiacchino seconded the motion, and it passed unanimously.*** Discussion ensued about pool income and expenses.

North Mall Renovation

Paul Gaudette of Wiss, Janney, Elstner Associates, Inc., reviewed North Mall Renovation Project, providing details about how to make the James House handicap ramp ADA-compliant as well as issues that will have to be discussed with the Chicago Department of Transportation jointly with 2nd Ward Alderman Brian Hopkins and Howard Weiner, the developer of the condominium to be built at the corner of North and Clark. He also stated that the North Pool house is planned to be repaired over the next winter, after the summer construction activity, noting that outdoor pool facilities require specialized renovation, but that a temporary solution to the leaks in the locker rooms can be provided now. Mr. Gaudette added that the North Pool deck membrane will be replaced, and that bids for the North Mall work will be due in the new year.

In response to concerns raised by Mr. Beck about separating the Association #3 patio wall repair specifications from the North Mall Renovation bidding documents, as requested by the Association, Mr. Gaudette stated that the patio wall repairs will be a separate line item in the bidding documents.

Mr. Habib asked about a reference at the September HOA Board meeting to determining the load-bearing capacity of the Schiller Mall before placing planters in the mall. Mr. Gaudette stated that the planters currently in the Schiller Mall are positioned on top of the underground garage columns, and Mr. Tiegler added that the proposed placement of planters has been discussed with the Association #3 Board. Mr. Gaudette also stated that WJE will investigate the North Mall drain lines, noting that some water from the mall does flow into the James/Kilmer drainage system.

Bernard Jacobs of Jacobs/Ryan Associates Landscape Architects discussed with the Board members the colors that his firm has recommended for the large entrance planters throughout the Village. He stated that the planters will have a matte finish, and that instead of a reservoir at the bottom of each planter, additional drainage material will be installed beneath the soil in the planters. Mr. Connor summed up the discussion by stating that James House has requested saucers under its entrance planters, that Cummings-Dickinson will choose new planter colors, that any new planter specifications will be approved at the January 2016 HOA Board meeting, and that so far the timetable proposed by Mr. Jacobs is feasible.

Mr. Jacobs stated that because the proposed James House LaSalle Street handicap ramp blocks the building's Siamese fire hose connection, the ramp should be either moved or eliminated. Mr. Gaudette noted that there is another ramp nearby. After discussion, ***Mr. Santoro moved to eliminate the redundant proposed LaSalle Street ADA-compliant ramp at the North Mall from the North Mall Renovation plans. Ms. Johnson seconded the motion, and it passed unanimously.***

Mr. Gaudette and Ms. Van der Wal left the meeting at 7:45 p.m.

Association #3 Patio Wall Request

Mr. Tiegler stated that TIL Masonry worked on the nine Burton Place townhouse patio walls, and that TIL representative Romuald Balsevic will meet with Mr. Gaudette about the wall south of the North Pool, behind the artist studios. Mr. Jacobs noted that Association 3 engaged an engineer to review all the townhouse walls, and that the garden walls can only be worked on with HOA's permission. Discussion ensued, after which the matter was tabled until a later meeting.

Mr. Jacobs left the meeting at 7:53 p.m.

Faulkner House Air Conditioning Request

Ms. Deitch presented drawings and a photograph showing the proposed location of replacement air-cooled condensing units to serve the Faulkner House lobby and the HOA Tennis Center. Mr. Connor stated that HOA will have to approve the fencing that Faulkner House management recommends be installed around the units to deter theft. ***Mr. Beck moved to approve the request by Faulkner House to mount the new air-cooled condensing units outdoors on the east side of Faulkner House. Ms. Fiacchino seconded the motion, and it passed unanimously.***

CSVHOA Website

Mr. Habib stated that Ron Miller, James/Kilmer's Webmaster, has created a draft website for HOA, and asked for comments about and suggestions for the website. He stated that information on the website about the individual associations should be reviewed at least quarterly to make sure that it is up to date. Mr. Santoro suggested advertising the website to the individual association property managers. Mr. Habib noted that printable forms can be made available on the website but that Tennis Center registration must be completed at the HOA Management Office for proper resident identification purposes. ***Mr. Santoro moved to approve the draft website as the CSVHOA pilot website. Ms. Wheeler seconded the motion, and it passed unanimously.***

ADDITIONAL BUSINESS

There was no additional business to be brought before the Board in Open Session.

DIRECTORS-MANAGEMENT FORUM

Mr. Beck announced that James/Kilmer is about to pass an amendment to its Declaration to restrict rentals to 25% of units after March 1, 2016, such that no new units can be rented until the total percentage of rentals falls below 25%. He stated that unit owners who currently own their units are grandfathered.

RECESS TO EXECUTIVE SESSION

Upon motion duly made by Ms. Wheeler and seconded by Mr. Santoro, the meeting was recessed to Executive Session at 8:30 p.m.

RECONVENE TO OPEN SESSION

The meeting was reconvened to Open Session at 8:45 p.m. ***Mr. Beck moved to approve the salary increase and bonuses discussed in Executive Session. Ms. Johnson seconded the motion, and it passed unanimously.***

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:46 p.m.

Respectfully submitted,


Secretary