

**SANDBURG VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 25, 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  
Kim Ruhlander – Eliot  
Gabrielle Thronndson – Eliot  
Leslie Deitch – Faulkner  
Debbie Adasiak – Lowell  
John Berchem – Lowell  
Judy Barnes – Association 7  
David Beck – Association 7  
Marcie Johnson – Association 7

Also present were Steve Habib, HOA Property Manager, and Teresa Gallen, Assistant Property Manager, of DK Condo, A Draper and Kramer Company; Peter Tarara of Wiss Janney Elstner Associates, Inc; and Bernard Jacobs and Lauren Polhamus 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 6:31 p.m. There were no changes to the agenda.

**UNIT OWNER COMMENTS**

There were no comments from unit owners present.

**APPROVAL OF MINUTES**

Ms. Murtaugh asked if there were any additions or corrections to the minutes of the regular Board meeting held on January 28, 2015. There was one correction. ***Ms. Murtaugh moved that the minutes of the regular Board of Directors meeting held on January 28, 2015, be approved as amended. Mr. Beck seconded the motion, and it passed unanimously.***

**PRESIDENT'S REPORT**

Mr. Connor reported that the Draper and Kramer Property Supervisor, Julie McCracken, would be unable to attend the meeting because she has injured her back.

## **FINANCIAL REPORT**

Mr. Berchem reviewed with the Board the Financial Summary for the month ended February 28, 2015, as follows:

Operating Fund net income, current month:	(\$16,169)
Operating Fund net income, year to date:	(\$33,111)
Operating Fund balance:	\$266,263
Ratio of Operating Fund balance to one month's operating expenses:	2.1
Replacement Fund interest income, year to date:	\$2,763
Replacement Fund average CD yield:	0.341%
Replacement Fund expenses, year to date:	\$32,895
Replacement Fund balance:	\$5,181,141

Mr. Berchem stated that the Operating Fund deficit was due to payment of insurance premiums and property taxes, for which HOA will be reimbursed by the individual associations.

## **ACTION AND DISCUSSION ITEMS**

### **Various Mall Projects**

Peter Tarara of Wiss, Janney, Elstner Associates, Inc. briefly reviewed the mall projects, as follows:

- **South Mall:** In 2016, WJE will update its previous investigative work in preparation for work on the pool deck area, Phase 2 of the South Mall Project, which is expected to commence in 2017. He noted that there are still a few steady leaks into the Eliot Garage from the South Pool. In response to a question from Ms. Thronson, Mr. Habib stated that the landscaping upgrade in front of Eliot House is planned for 2016.
- **Cummings-Dickinson Mall:** Work on the HOA Management Office will begin in April with installation of the new windows after demo windows are tested, and is expected to be finished in June or July. Mr. Habib noted that air tests for mold will be conducted as well. An investigation into leakage into the C-D mechanical room from expansion joints on the mall will be conducted in April or May.

Mr. Jacobs and Ms. Polhamus continued the mall project review:

- **North Mall:** Mr. Jacobs stated that many elements in the North Mall violate the City of Chicago Building Code and must be brought up to code. He and Ms. Polhamus presented their proposed plans for new ramps, railings, planters, landscaping and lighting for the mall, as well as suggestions for planters throughout the Village. After discussion, the Board approved some of the proposed North Mall upgrades but requested as much information as possible about pricing for the improvements. It was agreed to hold another meeting in April for further discussion about replacements for the large planters in front of the buildings.

### **Architectural Firms' Proposals**

***Mr. Santoro moved to approve the proposal submitted by Wiss, Janney, Elstner Associates, Inc. on March 19, 2015, for North Mall construction documents, bidding and construction observation, in the amount of \$115,000.00. Mr. Beck seconded the motion, and it passed unanimously.***

***Mr. Beck moved to approve the proposal submitted by Jacobs/Ryan Associates Landscape Architects on February 16, 2015, for landscaping and architectural consulting services for the North Mall Project, in the amount of \$52,250.00. Mr. Santoro seconded the motion, and it passed unanimously.***

***Mr. Beck moved to approve the proposal submitted by Jacobs/Ryan Associates Landscape Architects on February 13, 2015, for landscape consulting services for the 2016 Planter Restoration Project, in the amount of \$29,000.00. Mr. Santoro seconded the motion, and it passed unanimously.***

#### **2015 Sandburg Pool Season**

The Board reviewed the draft version of the 2015 pool membership application and pool rules and discussed ways of dealing with unruly children, especially at the South Pool, since courts have ruled that scheduling adults-only swim times constitutes discrimination under the Federal Fair Housing Amendments Act. The Board agreed that Fitness Formula Clubs should be required to employ better qualified pool managers and to train managers and life guards in dealing firmly with both fractious children and confrontational parents. The Board approved the draft of the rules – with the “Children’s Time Out” rule removed – and the draft of the application form.

The Board briefly discussed South Pool waste removal. ***Ms. Wheeler moved to approve the proposal submitted by Republic Services on March 19, 2015, for seasonal waste removal services, including provision of three 1.5-yard waste containers, for the period April 1, 2015 through October 31, 2015, in the amount of \$3,835.00. Ms. Thronson seconded the motion, and it passed, with Mmes Barnes, Deitch and Johnson and Mr. Beck opposed.***

There was a brief discussion about the agreement with Fitness Formula Clubs to manage the pools and the possibility of seeking bids from other suppliers in the future, as well as about how cash transactions at the pools are handled.

#### **2015 Sandburg Tennis Season**

The Board reviewed the draft version of the 2015 Tennis Center entry fob application and waiver, noting that the membership fee was raised ten dollars. Ms. Thronson suggested that both the Tennis Center application and the pool membership application be posted on the HOA website.

#### **Architectural Approval: Dickinson House Canopy**

Ms. Murtaugh directed the Board’s attention to drawings depicting Dickinson House’s current front canopy configuration and the proposed configuration. After a brief discussion, ***Ms. Murtaugh moved to approve the Dickinson House canopy reflected ceiling plan as depicted on drawing #A3-R, which is attached to and made part of these minutes. Mr. Santoro seconded the motion, and it passed unanimously.***

#### **Architectural Approval: Berkshire Hathaway Home Services Windows**

***Mr. Santoro moved to approve the request from Berkshire Hathaway Home Services to install flat-screen televisions in its windows, facing the 1300 Mall, to broadcast images of the firm’s current real estate listings. Mr. Rizzo seconded the motion, and it was unanimously defeated.***

### **Daytime Security Guard**

Ms. Murtaugh conveyed the desire of some Village residents to have a security guard in the Village during the day to patrol the malls and enforce existing HOA rules against dogs off leash, dogs on the planted areas, skateboarders and bicyclists on the malls. Discussion ensued about difficulties with disciplining residents and especially nonresidents, and imposing fines, as well as one guard not being able to be everywhere in the Village at once. It was suggested that although the prohibitions under discussion are not in the individual association rules, the associations could be asked to assist with measures such as including the HOA rules in welcome packets and possibly charging residents more for dogs. It was also suggested that HOA itself could charge a fee to residents owning dogs. The Board agreed to continue the discussion at a later meeting.

### **DIRECTORS-MANAGEMENT FORUM**

- Mr. Habib suggested that the night security guard be provided with a bicycle to make it easier for him to efficiently patrol the entire Village. The Board agreed with the suggestion, and Mr. Habib stated that he will investigate any liability issues. Mr. Beck suggested that the security firm supply the bicycle and that HOA pay for it.
- Ms. Johnson stated that certain portions of the fencing near Kilmer House are in need of paint and asked if the same painters are working on the fences as having been doing so in the past. Mr. Habib responded that that is the case, and explained the multi-year painting rotation.
- Ms. Johnson mentioned the attractive and useful Ukrainian Village Facebook page and suggested that HOA creating its own Facebook page. Ms. Thronson stated that liability insurance would have to be purchased, and Mr. Connor stated that it would be important to monitor the page frequently to keep it up to date.
- Ms. Thronson requested a copy of the HOA Declaration and By-Laws, which Ms. Gallen agreed to provide either as hard copy or electronically as a PDF.
- Ms. Thronson requested that a discussion of the Tot Lot lights be added to the May meeting agenda.

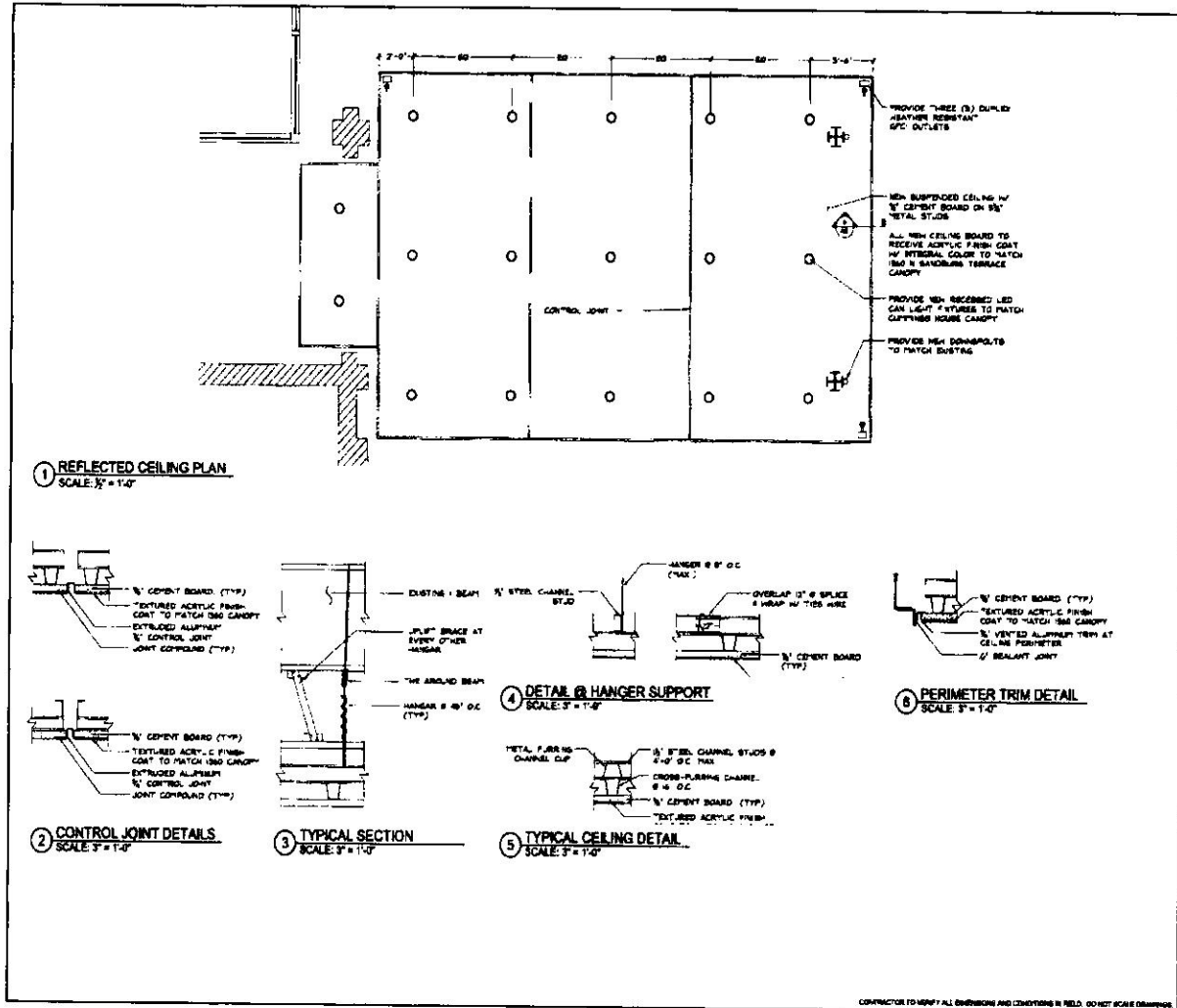
During the Directors-Management Forum, Ms. Deitch left the meeting at 8:55 p.m.

### **ADJOURNMENT**

There being no further business to come before the Board, upon motion duly made by Mr. Beck and seconded by Ms. Wheeler, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

  
Secretary



Architectural Services, Inc.  
 221 West Superior Street, Suite 200  
 Chicago, IL 60610  
 Tel: (312) 467-1111  
 Fax: (312) 467-1112  
 Email: info@architecturalservices.com

**2015 Canopy Repairs**  
 Carl Sandburg Village No. 1  
 1386 Sandburg Terrace | Chicago | Illinois | 60610

NO.	DATE	DESCRIPTION
1	03/25/15	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		

DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: 3/4" = 1'-0"  
 SHEET NO. **A3-R**

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. DO NOT SCALE DRAWINGS.