

**SANDBURG VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 29, 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
Tom Tiegler – Association 3
Mary Beth Wheeler – Association 2
Kim Ruhlander – Eliot (arrived 6:45 p.m.)
Gabrielle Thronson – Eliot (arrived 6:45 p.m.)
Leslie Deitch – Faulkner
Debbie Adasiak – Lowell
John Berchem – Lowell
David Beck – Association 7
Barbara Fiacchino – Association 7
Marcie Johnson – Association 7

Also present were Steve Habib, HOA Property Manager, of DK Condo, A Draper and Kramer Company; Paul Gaudette 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 6:30 p.m. Mr. Habib stated that the order of the agenda items should be changed such that the HOA Office Renovation would be discussed first.

ACTION AND DISCUSSION ITEMS

HOA Office Renovation: Zera Proposal

Mr. Gaudette explained the conditions that were discovered when the HOA Office was being prepared for the new windows to be installed and that necessitate concrete and waterproofing work. ***Ms. Wheeler moved to approve the proposal submitted by Zera Construction on April 21, 2015, to remove concrete, install waterproofing, and replace concrete and sealant in the vicinity of the HOA Office windows, in the amount of \$8,945.00. Mr. Beck seconded the motion, and it passed unanimously.***

North Mall Renovation Cost Estimates

Mr. Gaudette stated that the estimates provided by WJE for the North Mall repairs are purposely high and will be fine-tuned and reduced, adding that a decision is needed at this time regarding the tuckpointing and installation of flashing and capstones on the masonry walls surrounding the North Pool, costs for which will be charged back to Association 3. He explained how the renovation will bring the North Mall into compliance with City of Chicago code, particularly with reference to ADA-compliant ramps leading from the mall to the street level, and a "tabletop" structure crossing Burton Place, and

why the ramps, stairways, landscaping, lights and railings should all be included as part of the North Mall project. Mr. Gaudette suggested that the bidding process be conducted in the fall, with work to begin in March 2016 and finish in the fall of 2016.

Mr. Jacobs and Ms. Polhamus continued the review of the North Mall renovation cost estimates, referring to various drawings and renderings, including landscape layout renderings, showing the scope of work involved in the renovation, alternatives for the LaSalle ramp and for stairways and ramps from the mall to the street level, recommended landscaping for the large James House planter, and recommended railings, bicycle racks, litter receptacles and lighting fixtures. They and the Board discussed which elements should be concrete and which brick; the traffic pattern into and out of Burton Place, the Alcott House entrance area and a new ramp and path to the street from the North Mall; lighting alternatives for the pool area; and new planters for the entrances to all of the Sandburg Village buildings. Mr. Jacobs was asked to obtain lighting estimates. There was also a brief discussion about dealing with ponding on Germania Place on the east side of James House, as well as which part of the area is City property and which is HOA property.

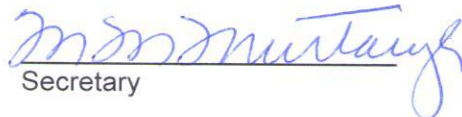
Architectural Approval: Eliot House Parking Garage Ramp Concrete Bollard

Ms. Thronson explained the need to install a bollard either on the median strip in the Eliot House garage ramp, or on the concrete immediately in front of the median strip, to protect the new self-parking fob reader located near the end of the median strip. Mr. Gaudette explained the importance of the bollard having the correct K, or impact, rating and advised that Eliot House's consultant should make sure of this. After a brief discussion, ***Mr. Beck moved to approve the request from Eliot House to install a protective bollard on the Eliot House garage ramp. Mr. Santoro seconded the motion, and it passed unanimously.***

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Ms. Wheeler and seconded by Mr. Connor, the meeting was adjourned at 7:54 p.m.

Respectfully submitted,


Secretary