

**SANDBURG VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 27,2016**

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 7:06 p.m.)  
Robert Connor – Association 2  
Holly O'Mara – Association 2  
Mary Beth Wheeler – Association 2  
Tom Tiegle – 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, Melissa Goodwin, Assistant 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 6:36 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 18, 2015. There was one correction. ***Ms. Murtaugh moved that the minutes of the regular Board of Directors meeting held on November 18, 2015, be approved as amended. Mr. Beck seconded the motion, and it passed unanimously.***

**ELECTION OF OFFICERS FOR 2016**

Mr. Connor asked for nominations for the position of Board President. Mr. Berchem nominated Robert Connor. Ms. Fiacchino seconded the motion. There being no other nominations, Mr. Connor declared the nominations closed. Mr. Connor was unanimously elected to the position of Board President.

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

Mr. Connor asked for nominations for the position of Board Secretary. Mr. Connor nominated Mary Murtaugh. Ms. Fiacchino seconded the nominations. There being no other nominations, Mr. Connor declared the nominations closed. Ms. Murtaugh was unanimously elected to the position of Board Secretary.

Mr. Connor asked for nominations for the position of Board Treasurer. Ms. Wheeler nominated John Berchem. Mr. Connor seconded the nomination. There being no other nominations, Mr. Connor declared the nominations closed. Mr. Berchem was elected to the position of Board Treasurer, with Ms. Murtaugh and Mr. Rizzo opposed.

### **PRESIDENT'S REPORT**

Mr. Connor thanked the Board for its confidence in himself, and stated that he looks forward to a good year including the North Mall renovations.

### **FINANCIAL REPORT**

Mr. Berchem reviewed with the Board the Financial Summary for the month ended December 31, 2015, as follows:

Operating Fund net income, current month:	(\$6,575)
Operating Fund net income, year to date:	\$83,153
Operating Fund balance:	\$163,935
Ratio of Operating Fund balance to one month's operating expenses:	1.3
Replacement Fund interest income, year to date:	\$19,834
Replacement Fund average CD yield:	0.628%
Replacement Fund expenses, year to date:	\$402,697
Replacement Fund balance:	\$5,581,989

### **ACTION AND DISCUSSION ITEMS**

#### **North Mall Renovation**

Referring to new drawings and illustrations of the proposed egress at LaSalle and the proposed ramp and stairway at Burton Place, Mr. Jacobs explained the proposed modifications to earlier plans, including modified landscaping plans. Discussion ensued about discouraging skateboarders and dealing with rats. Mr. Jacobs and the Board also briefly discussed the proposed raised crosswalk across Burton Place as well as proposed new lighting in the Kilmer House and North Pool areas, the proposed new Village planter pots, and the North Mall surface.

During Mr. Jacobs's presentation, Mr. Santoro joined the meeting at 7:06 p.m.

Mr. Gaudette presented a revised timeline for the North Mall Renovation Project Schedule. After discussion, Mr. Gaudette agreed that work on the James House ramp to the North Pool could be performed after the pool season if the season can be shortened slightly; he added that work on the pool



house can also be performed after the pool season because it can be heated. Mr. Gaudette then presented and explained a proposal from Kent Consulting Engineers for services pertaining to the North Mall Renovation. ***Mr. Beck moved to approve the proposal submitted by Kent Consulting Services on January 26, 2016, to provide electrical and mechanical engineering consulting services for the North Mall Renovation Project, in an amount not to exceed \$10,000.00. Mr. Santoro seconded the motion, and it passed unanimously.***

Mr. Gaudette then commented briefly on repairs to be performed in May to the concrete under the various Village planter boxes after they are removed, and about testing the load-bearing capacity of the Schiller Mall slab before adding trees to its bermed planted areas as well as disused planters from other areas in the Village. Mr. Tiegler mentioned that Schiller Mall residents would like to have more planters on their mall.

#### **New Association Planters**

Mr. Jacobs presented a new proposal from Old Town Fiberglass to provide custom planters for the Village entrances for a price lower than that already approved by the Board. He also presented a proposal from Christy Webber Landscapes for additional changes to the 2016 seasonal displays. ***Mr. Beck moved to approve the proposal submitted by Christy Webber Landscapes on January 20, 2016, for additional changes to the 2016 seasonal displays, in the amount of \$8,929.30. Ms. Murtaugh seconded the motion, and it passed unanimously.***

#### **New Reserve Study**

Mr. Habib presented a revised proposal from Building Technology Consultants to conduct a reserve study, including a cash flow analysis. ***Mr. Santoro moved to approve the proposal submitted by Building Technology Consultants, Inc. on January 14, 2016, to conduct a reserve study for the Carl Sandburg Village Homeowners Association, in the amount of \$11,000.00. Ms. Wheeler seconded the motion, and it passed, with Ms. Deitch opposed.***

#### **Additional Tot Lot Lighting**

After discussion, ***Ms. Wheeler moved to approve the proposal submitted by Liberatore Electric Co. on October 8, 2015, for a new light pole, concrete base and electrical connection between the Tot Lot and the south end of the 1300 block fee-simple townhouses, in the amount of \$8,500.00. Mr. Beck seconded the motion, and it passed, with Mr. Beck, Ms. Deitch and Ms. Johnson opposed.***

#### **HOA Office Cleaning**

After discussion, ***Mr. Beck moved to approve retaining #1 Cleaning Service to clean the HOA Management Office once per week, in the amount of \$99.00 per week. Ms. Fiacchino seconded the motion, and it passed, with Ms. Deitch, Ms. Johnson and Ms. Ruhlander abstaining.***

#### **2016 Meeting Dates**

***Mr. Connor moved to approve the proposed 2016 HOA Board meeting dates as presented. Mr. Berchem seconded the motion, and it passed unanimously.***

#### **Draper & Kramer 2016 Holiday Schedule**

***Ms. Wheeler moved to approve Draper & Kramer's 2016 Holiday Schedule for the HOA Management Office as presented. Mr. Beck seconded the motion, and it passed unanimously.***

After discussion, ***Mr. Beck moved to approve Monday, January 2, 2017 as the 2017 HOA Management Office New Year's Day holiday. Mr. Berchem seconded the motion. After discussion, the motion passed, with two directors opposed and three directors abstaining.***

Mr. Connor suggested that at its next meeting the Board discuss the handling of North Mall Renovation Project change orders that will be requested.

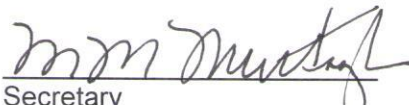
#### **DIRECTORS-MANAGEMENT FORUM**

- Ms. Fiacchino suggested that the HOA Board consider the formation of a group for older residents similar to the Lincoln Park Association.
- Muriel Hames, the Cummings-Dickinson Social Activities Committee Director, addressed the Board about hosting a presentation by an author who has written a book that she believes would be of interest to many Sandburg Village residents, stating that the presentation would be open to all Village residents, and suggesting that the Board waive the fee to rent the Alcott Hospitality Room for the event. A brief discussion ensued about determining how many residents will attend and about engaging the Latin School auditorium if the number of residents responding to HOA's invitation is greater than the Alcott Hospitality Room can accommodate. The Board agreed to waive the fee to use the hospitality room.
- Mr. Habib reported that the Early Learning Foundation's commercial space lease states that it is responsible for its own HVAC system and that it paid \$4,100.00 for its own contractor to make repairs to the system and is requesting reimbursement of this amount from HOA. The Board refused ELF's request, but agreed to Mr. Habib's suggestion that HOA engage Kirwan Mechanical Services to perform an inspection of ELF's HVAC system.

#### **ADJOURNMENT**

There being no further business to come before the Board, upon motion duly made by Mr. Santoro and seconded by Ms. Fiacchino, the meeting was adjourned at 8:11 p.m.

Respectfully submitted,

  
Secretary