

**SANDBURG VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 29, 2017**

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  
David Guilbert – Association 2  
Tom Tiegler – Association 3  
Kristina Lynn – Eliot  
Gabrielle Thronndson – Eliot  
Leslie Deitch – Faulkner  
John Berchem – Lowell  
Marc DeMoss – Lowell  
David Beck – Association 7  
Barbara Fiacchino – Association 7  
Marcie Johnson – Association 7

Also present were Steve Habib, HOA Property Manager, and David Barnhart, Assistant Vice President, of Draper and Kramer Incorporated; and Paul Gaudette, of Wiss Janney Elstner Associates, Inc. Barbara A. Roberts acted as Recording Secretary.

**CALL TO ORDER and AGENDA REVIEW**

Mr. Connor declared that a quorum was present and called the meeting to order at 6:31 p.m. He reminded the Board that 2<sup>nd</sup> Ward Alderman Brian Hopkins would speak at the meeting. Mr. Connor then announced that Association 2's HOA representative Mary Beth Wheeler passed away on January 29, recalling to the Board members her many years of service to HOA as a Board member, Vice President and committee member. At Mr. Connor's request, the Board observed a moment of silence in Ms. Wheeler's memory.

**DISCUSSION WITH BRIAN HOPKINS, 2<sup>nd</sup> WARD ALDERMAN**

Ms. Johnson introduced Alderman Hopkins, stating that he would make a statement to the Board and then respond to questions from the Board members. After introducing his new intern, Maya Plotnick, Alderman Hopkins spoke about the issue that he is working on that is most relevant to the Sandburg neighborhood – crime. He noted that much of the crime in the area is perpetrated by people from outside the neighborhood, and then listed several planned ways of addressing the issue of crime:

- Summer jobs and job training programs.
- A \$40 million bond issue to renovate the Mark Twain Hotel on Division Street, working in cooperation with 27<sup>th</sup> Ward Alderman Walter Burnett, Jr., whose ward includes the south side of Division Street. In addition, rents will be increased, tenants will be screened, and the retail operations on the hotel's first floor will be shut down.
- State-of-the-art security and surveillance measures at the new Jewel Food Store on Division and Clark, including activity monitoring and facial recognition capability.
- A private security firm to patrol the Sinclair rental apartment building.
- A "deleterious impact" lawsuit filed against "Room 7," a bar that is a notorious site of intractable gang activity, putting the bar on notice.

Board members and Alderman Hopkins then discussed the Mark Twain Hotel in more detail, as well as other issues such as:

- Other SRO or apartment hotels in the area.
- Coordinating ComEd and sewer work with paving work on Clark Street.
- The development at Clark and North, including requiring the new developer to work with the approvals already granted for the site and the building.
- Marcello's Restaurant upzoning request.
- Methods of rat abatement including dry ice and compounds that render female rats sterile.
- Increased police bicycle patrols in the North Avenue and North Avenue Beach area this coming summer.
- Reinstating clandestine monitoring of crowds at the Division Street and Chicago Avenue Red Line stops during the summer.
- Working with State Representatives Sara Feigenholtz and Christian Mitchell for state legislation to deal with motorcycle noise on LaSalle by means of impounding motorcycles upon the third excessive noise violation, and installing noise control monitors on Lake Shore Drive and, if the legislation passes, next year on LaSalle and on Clark. One problem is that motorcyclists know that the Chicago Police Department has a no-pursuit order in place. In addition, there are plans for the police to surveil motorcyclists and do enforcement sweeps at their gathering places.

Mr. Santoro thanked Alderman Hopkins for his service to the ward and asked what Sandburg Village residents can do to assist him. Alderman Hopkins responded with several measures, including:

- Speaking up in support of common-sense law enforcement and supporting the Chicago Police Department in the face of a widespread anti-police movement.
- Regularly attending CAPS meetings.
- Participating in the court advocacy program – being present in courtrooms when certain lawbreakers appear for bond hearings and pretrial hearings, to show that the community is aware of who they are.
- Expressing concerns at public safety meetings.

Further discussion ensued about:

- The project of replacing the city's sodium-vapor streetlights with LED streetlights, which will take four years to complete.
- The poor condition of and plans to alter Germania Place and traffic congestion on it.
- Possible plans to alter the alley west of the Germania Club building.
- The need for another catch basin in the driveway east of James House, part of which is city property.
- Reinstalling one-way signs on Sandburg Terrace to deter drivers from turning south onto it from North Avenue.
- Replacing the handicap walkway on Germania.

Alderman Hopkins concluded his remarks by announcing a free paper shredding event to be held on April 22 at the parking lot at State and Goethe, as well as electronics recycling, a prescription drug take-back, and donation programs for Bridge to Success, Working Bikes, and Cradles to Crayons. He provided information about his emails, Twitter account and Facebook page. Mr. Connor thanked the alderman, and he and Ms. Plotnick left the meeting at 7:27 p.m.



### APPROVAL OF MINUTES

Ms. Murtaugh asked if there were any additions or corrections to the minutes of the regular Board meeting held on January 25, 2017. There being none, ***Ms. Murtaugh moved that the minutes of the regular Board of Directors meeting held on January 25, 2017, be approved as presented. Mr. Beck seconded the motion, and it passed, with Ms. Lynn and Ms. Thronson abstaining.***

### PRESIDENT'S REPORT

At Mr. Connor's request, Ms. Thronson introduced new Board member Kristina Lynn, President of the Eliot House Board of Directors. Mr. Berchem introduced new Board member Marc DeMoss from the Lowell House Board of Directors. Mr. Connor announced that Eva Haussner, who had previously served on the HOA Board, would take Mary Beth Wheeler's place as a HOA Representative from Association 2. He invited Ms. Haussner to join the Board at this time.

### FINANCIAL REPORT

#### Financial Summary

Mr. Berchem reviewed with the Board the Financial Summary for the period ended February 28, 2017, as follows:

Operating Fund net income, current month:	\$8,129
Operating Fund net income, year to date:	\$27,290
Operating Fund balance:	\$205,042
Ratio of Operating Fund balance to one month's operating expenses:	1.5
Replacement Fund interest income, year to date:	\$3,221
Replacement Fund average CD yield:	1.00%
Replacement Fund expenses, year to date:	\$805,504
Replacement Fund balance:	\$4,985,264

Mr. Berchem noted a new line item on the Financial Summary, North Mall Project, which was estimated to cost about \$3,590,000, of which \$1,162,161 has been spent so far. Mr. Beck asked about the status of the latest Reserve Study. Mr. Habib responded that it will probably be presented at the May Board meeting.

### ACTION AND DISCUSSION ITEMS

Mr. Habib stated that Action/Discussion Item #2 has been tabled until the next Board meeting, and that there would be no Executive Session at the end of this meeting.

#### North Mall Renovation Update

Mr. Gaudette first reviewed with the Board his firm's letter regarding additional quantities for the North Mall Renovation Project that were caused at least in part by poor repair work dating from the 1990s, mitigated in part by scope reduction options. He noted that the current required repair work was much more extensive on the bottom of the mall slab than originally expected, and that the project's total



current projected cost is approximately 20% over the original base bid. Mr. Gaudette then provided details about several scope reduction options that were developed. He stated that owing to the warm winter and the ability to work inside the garage, the work could be finished earlier than expected. In response to a question from a townhouse unit owner, Mr. Gaudette referred to the plans for installing a new catch basin on Burton Street, pending coordination with other work being performed in the area. Discussion ensued about HOA's reserves and HOA's ability to cover unexpected expenses, and about how long the renovations can be expected to last and why. Mr. Gaudette stated that the North Mall planter will be ready except for the trees by the last week of April. He stated that a new catch basin needs to be installed in the area east of James House, and that he and Mr. Habib will discuss the matter with the new developer of the Clark and North project. With regard to the Burton Place catch basin, **Mr. Beck moved to approve Change Order Request Number 7 submitted by Bulley & Andrews Concrete Restoration on January 25, 2017 to install a catch basin at Burton Place in association with the North Mall Renovation Project, in an amount not to exceed \$50,000.00. Mr. Berchem seconded the motion, and it passed unanimously.**

In response to a question from Ms. Thronson about rodding the drains on the A-B, C-D and Schiller malls, Mr. Gaudette suggested doing so after the Alcott-Bryant façade work is completed. Mr. Habib stated that he is soliciting bids for rodding work on the three malls mentioned plus the South Mall. Discussion ensued about requiring the individual associations to include the requirement to rod drains in any construction work documentation, and about keeping the malls and drains as clear of debris as possible.

The Board thanked Mr. Gaudette, and he left the meeting at 8:07 p.m.

#### **Fence Painting Proposals for C-D 1300 Block**

The Board discussed the three proposals for painting the 1300 block exterior fencing, following which **Ms. Murtaugh moved to approve the proposal submitted by The Inside Out Painting Company on February 21, 2017, to prep and paint the exterior fencing surrounding the Cummings-Dickinson 1300 block, in the amount of \$39,365.00. Mr. Beck seconded the motion, and it passed, with Mmes Deitch, Lynn and Thronson opposed.**

#### **2017 Sandburg Tennis-Pickleball Season**

Mr. Habib presented the proposed brochure, including the membership application and waiver, for the 2017 Sandburg Tennis Center, and the proposal for restriping the courts. Discussion ensued, after which **Mr. Berchem moved to approve the proposal submitted by U. S. Tennis Court Construction Co. on March 15, 2017, to remove loose line paint on Court Four, reapply the tennis court lines, and apply pickleball line striping on Court Four, in an amount not to exceed \$4,500.00. Mr. Beck seconded the motion, and it passed unanimously.** Discussion ensued about ways to accommodate residents with regard to paying for and receiving Tennis Center fobs, as well as on-line sign-up for the pools, which Mr. Connor agreed to discuss with Fitness Formula Clubs, the pool management company.

#### **Association Management Company**

Mr. Beck asked if there could be a simple consensus rather than a Board vote to create a management search committee. The majority of the Board agreed. Mr. Connor suggested that the management search committee consist of one person from each of the individual Village condominium associations. Mr. Barnhart stated that Draper and Kramer, the current management company, will submit a bid. Mr. Connor stated that discussions about the committee could take place at the April Board meeting.

**Any Additional Business of the Board**

- Ms. Thronson suggested that the mulch in the Tot Lot be replaced, perhaps with shredded rubber mulch, and asked that the equipment be cleaned. Mr. Habib responded that he will discuss the mulch replacement with the landscapers.
- Ms. Lynn asked what the Board's policy was with respect to soliciting three bids for work to be done. Mr. Habib responded that there is no set policy, and asked if the Board wished to implement one. After discussion, Mr. Connor suggested adding the matter to the next meeting's agenda.

During the discussions, Ms. Deitch left the meeting at 8:32 p.m.

**UNIT OWNER COMMENTS**

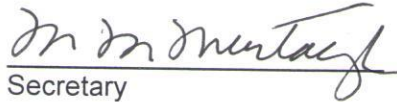
A unit owner commented that the water aerobics group uses too much of the pool area during prime pool use hours, and proposed amending the water aerobics group pool use rule. After discussion about the use of pool lanes, it was suggested that the water aerobics classes be rotated between the two pools.

A unit owner commended the HOA Board on the work it does and the way it conducts business.

**ADJOURNMENT**

There being no further business to come before the Board, upon motion duly made by Mr. Santoro, seconded by Mr. Beck, and unanimously approved, the meeting was adjourned at 8:38 p.m.

Respectfully submitted,

  
Secretary