

**SANDBURG VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 24, 2019**

HOA's Alcott House Hospitality Room, 1460 North Sandburg Terrace, Chicago, Illinois 60610

Present: Robert Caston – Association 1
James Lothe – Association 1
Mary Murtaugh – Association 1
Robert Connor – Association 2
Eva Haussner – Association 2
Diane Levin – Association 3
David Alexander – Eliot
Leslie Deitch – Faulkner
John Berchem – Lowell
Marc DeMoss – Lowell
Judy Barnes – Association 7
Patty Culbertson – Association 7
Barbara Fiacchino – Association 7

Also present were Melissa Goodwin, HOA Property Manager, Tahalia Menendez, Administrative Assistant, and Marla Jackson, Regional Director, of FirstService Residential; and Paul Gaudette of Wiss Janney Elstner Associates, Inc.

CALL TO ORDER and AGENDA REVIEW

Mr. Connor declared that a quorum was present and called the meeting to order at 6:30 p.m. There were no changes to the agenda.

UNIT OWNER COMMENTS AND QUESTIONS

Unit owners and the Board discussed pool swim times, rat holes, the large circular planters in front of the townhouses and the plantings in them, additional security cameras, and grinding and painting the perimeter fences.

APPROVAL OF MINUTES

Ms. Murtaugh asked if there were any additions or corrections to the minutes of the regular Board meeting held on May 22, 2019. There being none, ***Ms. Murtaugh moved that the minutes of the Board of Directors meeting held on May 22, 2019, be approved as presented. Mr. Berchem seconded the motion, and it passed unanimously.***

PRESIDENT'S REPORT

Mr. Connor stated that he had no report.

TREASURER'S REPORT

Financial Summary

Mr. Berchem reviewed with the Board the Financial Summary for the period ended June 30, 2019, as follows:

Operating Fund net income, current month:	(\$41,280)
Operating Fund net income, year to date:	\$263,195
Operating Fund balance:	\$472,746
Ratio of Operating Fund balance to one month's operating expenses:	3.4
Replacement Fund interest income, year to date:	\$10,484
Replacement Fund average CD yield:	1.49%
Replacement Fund expenses, year to date:	\$145,790
Replacement Fund balance:	\$3,861,916

Mr. Berchem referred to the adjusted net income year-to-date of \$39,848.00, and to the pool income of \$302,937.00, slightly less than at the same time last year. He also referred to the year-to-date Replacement Fund expenses and balance. Mr. Connor reminded those present that when the Budget Committee is formed later this year, it will consist of one representative per association, and that each representative must be a HOA director or alternate.

ACTION AND DISCUSSION ITEMS

2019 Village Capital Projects Update

Mr. Gaudette reported on the following:

- South Mall
 - South Mall Screen Wall: The permit is being sought with the help of the 2nd Ward alderman. A variance is required because of the City rule that a wall between properties can be no more than six feet high, while the proposed screen wall would be eight feet, six inches high. The Zoning Board requires a letter from HOA requesting an opinion. Discussion ensued.
 - South Mall/Pool Repair Project: WJE continues to work on drawings and specifications, and Ms. Goodwin is scheduling a meeting with the landscaper. Discussion ensued about the planters in the South Pool area.
- A-B and C-D Malls
 - Work at the expansion joints began on July 23. The schedule so far is three to four weeks to work on the A-B Mall and two to three weeks to work on the C-D Mall. The concrete must cure before the waterproofing materials can be installed. WJE appreciates the cooperation of the associations on those malls.
 - Bryant sealant: Additional work is required to deal with a tripping hazard in some areas of the 1400 Mall such that the top should be sealed. Ms. Goodwin added that approval of this work is on the evening's agenda.
- Schiller Mall
 - Northeast Stairway Walls: Work on repairs began on July 22 and will take about six weeks to complete, including cure time for the concrete. The adjacent property owners have been cooperative.

- North Mall
 - Germania Street: Negotiations between Golub, the James/Kilmer Association and HOA are getting closer to a resolution. Ms. Barnes mentioned that she and others from the J/K Association met with Golub a week ago and noted that the City of Chicago might not permit an extra drain to be installed, but that the regrading and repaving is still expected to be performed in September or October. Mr. Gaudette added that the work on Germania Place over the J/K garage should not be performed until Golub has completed its project, noting that the design work is complete but that the work remains to be submitted for bids.

Additional Bryant Expansion/Sealant Joints

Ms. Goodwin announced that Zera Construction has informed her that if this item is approved, the work can be performed at the same time that other work in the area is performed, such that a discount can be applied. ***Mr. Berchem moved to accept the proposal submitted by Zera Construction Company, Inc., as recommended by by Wiss Janney Elstner Associates, Inc., for additional expansion joint and sealant work at Bryant House, in the amount of \$8,430.00. Ms. Fiacchino seconded the motion, and it passed unanimously.***

Mr. Gaudette left the meeting at 7:04 p.m.

Cummings House Front Landscaping

Following an explanation by Ms. Goodwin and discussion, ***Mr. Berchem moved to accept the proposal submitted by Christy Webber & Company on July 15, 2019, for landscaping and stone installation at the Cummings House turnaround, side planter and stone edge, in the amount of \$4,750.00. Mr. DeMoss seconded the motion, and it passed, with one abstention.***

Management Contract Renewal 2020

Ms. Goodwin noted that the Management contract renewal was discussed at the last Board meeting and that in the interim, no questions about the contract were brought to her attention. She recommended having HOA legal counsel review the contract before bringing it before the Board for a vote at the September Board meeting, to which the Board agreed.

North Pool Women's Locker Room Wall Décor

Ms. Murtaugh presented the Melamine® plates and tray that she purchased to decorate the walls in the North Pool women's locker room, incorporating colors already in the room. She explained that, because it would be necessary to drill into the wall tiles to fasten them to the wall but that such drilling could crack the tile, the items cannot be used. Discussion ensued. Ms. Goodwin added that FFC will try next year to find shower curtains and floor mats in coordinating colors for the locker room.

CSV Association No. 3 Request for 1300 Mall Planter Pots

Ms. Goodwin explained that the Association No. 3 townhouse owners in the 1300 Mall have requested that the large round cement pots on the mall be removed for safety and cosmetic reasons. She noted that rebar is exposed on some of the pots, and that dirty water drains onto the mall from the bottoms of the pots. Ms. Levin stated that the pots impede snow removal efforts in the winter. Ms. Goodwin added that the townhouse owners in the 1400 Mall wish to keep their pots. Discussion ensued about various options to be considered, including seeking the advice of Christy Webber.

Additional Business

Ms. Goodwin brought up three issues at the request of a resident – noting that she provided answers to the resident's questions – as follows:

1. Dog owners allowing their dogs to relieve themselves on the planted areas in the malls.
2. Increased crime, specifically the dangers posed to those who walk their dogs in the malls at night.
3. Placing dog runs closer to the driveways.

Ms. Culbertson advised asking the City of Chicago to trim the trees along Clark and LaSalle so the streetlights will be more effective. Discussion ensued.

Ms. Goodwin announced the request from Association No. 1 to host an event on the 1300 Mall. Ms. Murtaugh stated that the event, which will be for Association No. 1 residents only, will be a Tiki Party on August 10 or 11, and provided further details about the event. Ms. Goodwin advised checking with the insurance carriers for Association No. 1 and HOA regarding any liability associated with the tiki torches. Discussion ensued. ***Ms. Murtaugh moved to approve the request from Carl Sandburg Village Association No. 1 to hold a Tiki Party on the 1300 Mall from 6:00 to 10:00 p.m. on August 10 or 11, pending insurance approval. Mr. Berchem seconded the motion. After discussion, the motion passed unanimously.*** Ms. Murtaugh added that the rain date for the event is the following weekend.

Mr. Berchem noted that FFC is doing a good job of managing the pools this year, headed by Ruthee Garcia. Others complimented the instructors, lifeguards and staff, and stated that the staff is keeping the pool areas and chairs clean. Ms. Goodwin agreed to pass on the compliments to FFC.

DIRECTORS-MANAGEMENT FORUM

Ms. Goodwin asked if there were any questions or concerns arising from the Management Report. Ms. Culbertson reported that dog owners whose pets have been groomed at Pawsatively have been taking their pets to various areas on the James House property to relieve themselves. Discussion ensued. Mr. Connor advised sending complaints in writing from both HOA and James House to Pawsatively. Further discussion ensued.

RECESS TO EXECUTIVE SESSION

The meeting was recessed to Executive Session at 7:34 p.m.

Mr. Berchem left the meeting at 7:45 p.m.

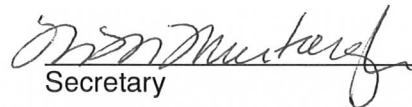
RECONVENE TO OPEN SESSION

The meeting was reconvened to Open Session at 7:48 p.m.

ADJOURNMENT

There being no further business to be brought before the Board, upon motion duly made by Ms. Barnes, seconded by Ms. Culbertson, and unanimously approved, the meeting was adjourned at 7:49 p.m.

Respectfully submitted,


Secretary