

Thursday, July 17, 2018 – Minutes

Regular Board Meeting

Board Members Present:

President: Jeff Pisani
Vice President: Mary Lou Muehleis
Treasurer: Gail Menconi
Secretary: Marti Gusloff
Director: Ralph O'Connell
Director: Frank Maurino
Director: Dale Carlson
Also Present: Frank Catalano

Call to Order: *Jeff Pisani at 6:34pm*

Quorum Established:

Minutes:

- *Approve/Correct the minutes from the June 5, 2018 regular meeting
Mary Lou Muehleis motioned & Dale Carlson 2nd to approve these minutes – All in Favor – Approved*
- *Approve/Correct the minutes from the Special Meeting about the front stairs on June 26, 1018
Gail Menconi motioned & Frank Maurino 2nd to approve these minutes – All in Favor – Approved*

President's Report – Jeff Pisani

- *An Architect or Engineer needs to submit plans to the city before we can get bids from contractors*
- *The Entire front staircase needs to be replaced*

1. *Barnes Architect Bid - \$2325.00 – Bid includes, plans with footings & spec materials*
2. *Waldmen Structural Engineers Bid - \$8000.00 – then \$2000.00 for phase 2*
3. *DSW Architects Bid - \$250.00 – not sure about this price*

Dale Carlson motioned & Mary Lou Muehleis 2nd to accept Barnes Architect's Bid – All in Favor

- *Options for the railings are being reviewed – if the existing railings fit with the new stairs, then we could use them – adding 2 more railings to be up to code*
- *Iron Works is one option and will bring the railings up to code, 4 total*
- *Will get 5 Bids from contractors for the concrete stairs*
- *The Reserve Study was complete on June 18, 2018*

Treasurer's Report – Gail Menconi

1. *Checking Account: \$73,187.66*
2. *Reserve Account: \$163,682.48*
3. *Total: \$236,870.14*

Manager's Report – Frank Catalano

- *Tidwell Maintenance contract for the roof came in at \$820/year
Frank Maurino motioned & Dale Carlson 2nd – All In Favor – Approved*
- *Window washing – should we wait until the stairs are completed or do it now
Marti Gusloff motioned & Frank Maurino 2nd to have it done now
Ralph O'Connell voted to wait until the stairs are completed
Passed by a majority to have the windows washed now*
- *Also see the Manager's report attached to the minutes*

Commission Reports & Old Business:

1) Architectural – Steve Gusloff (not present)

- *Reviewing ground floor patio improvements*
- *Reviewing recommendations for the Furnace & AC rooms*

2) Decorating – Marti Gusloff

- *Nothing new to report at this time*

3) Maintenance & Repairs – Frank Maurino

- *Getting bids for electrical boxes checked*
- *Footing wall repairs & painting estimate – Dakota Evans - \$3250.00
Dale Carlson motioned & Gail Menconi 2nd to accept Dakota Evans Bid – All in Favor – Accepted*
- *Balcony repair issues were discussed*
- *There is a leak in Unit 605*
- *There are a few leaks in the garage – Frank Catalano will address this*

4) Landscaping – Gail Menconi

- *Timber Ridge, installed approved outdoor lighting today*

5) Finance – Gail Menconi

- *Send a letter to the residents with the final March end Budget Variance Report*
- *Reserve Study is done – need to pay them*

6) Rules & Regulations – Mary Lou Muehleis

- *Rules revision project – status update*

- *Patio boundaries rule modifications*
- *Update Commissions*

7) Security, Safety & Insurance – Ralph O’Connell

- *RC Systems will be coming out to check the CO2 detectors in the garage & the garage fan Both need to be replaced or repaired*
- *Ralph O’Connell will check the security system each month, to make sure that it is working properly The Security System will be checked professionally, each year*

8) Housekeeping – Carol Norgaard

- *Power Washing of the garage floor will be done soon by Earl & Sons*
- *Energy Audit – new LED lights will be replaced in the garage, at no cost to us – will save us approximately \$1600.00/year*

9) Newsletter & Hospitality – Deb Gallet

- *New News Letter*

10) Home Owner’s Association – Jeff Pisani

- *Pickle Ball Striping to be done*
- *Key fob entry for the upstairs of the clubhouse – to be installed*

Mary Lou Muehleis motioned & Gail Menconi 2nd, to end the meeting – All in Favor

Meeting Adjourned at 8:32pm

Submitted by Marti Gusloff on 8/15/18

Atrium July 17, 2018

Manager's Report

Super Bowl Plumbing installed a new ejector pump in the garage south of the ramp on July 16, 2018.

Earl & Sons will power wash garage floor on Friday, Aug. 3, starting at 8:00 a.m. All vehicles must be removed.

Affiliated Service will service smoke detector in the common areas on Monday, Aug. 13.

Received Sundeck proposal to apply coating & repairs on front stairs & sidewalk at a cost of \$13,945.00

Received reserve study on June 18, 2018.

AAA OVERHEAD DOOR will install section of the garage door that was damaged by an owner on Thursday, Aug. 2.

The owner will pay for the damages in 2018.

Waiting for a proposal from 3 vendors pertaining to re-installing railings on the front stairs, electrical panels in each unit & a letter from City of Elmhurst pertaining to the front stairs.

H & R Maintenance & Construction received estimate for cleaning the garage floor at a cost of \$800.00 per cleaning.

Warranty on the garage roof will expire on Sept.21, 2018.

Frank A. Catalano Managing Broker