

Subject	1027 Owners Meeting Minutes
Date and Location	11-27-18 Bar Ly, 7 PM.
Attendees	Ron Lucente, Guy Orens, Chuck Holdeman, Geri Lincoln, Margaret Darby, Stuart and Dana Harper, Beu Zhang, Marlyn Quinn, Gordon Bermant, Neil Shupak, Joan Romm, Pam Christianson, Dorothy Leung

2018 Budget was presented by Ron as shown in the printed agenda. Detailed budget is available to be seen upon request. Question: \$50,000 shortfall is because cornice assessment is not all collected yet (originally planned for a March start date in the budget; delayed start until July).

Cornice/façade work update: The start of the planned cornice and façade work has been postponed until spring, due to questions from the city before they would grant permits for the work. For safety reasons, sidewalk scaffolding will be installed in December several months before work will begin in the spring. Details were presented by Guy.

Windows: There were questions about an assessment in the past (2017) which covered windows. Two owners reported ongoing problems and no work done on their windows. Guy will meet with the owners with problems. The 2018 fall window washing was delayed in anticipation of beginning the façade repair work. Now that the façade work has been postponed, owners asked if the windows could still be washed this year. The board will discuss getting the washing done soon.

Reserve study report: The Board just received a “reserve study” to analyze major infrastructure and systems in the building with a view to a 30-year maintenance/replacement plan. Owners will see the final version once the Board has reviewed and requested modifications. Then decisions can be made about future financial needs. A concern was raised about what a prospective buyer would think of these future repair costs. Others felt it was good to know about the issues, and also that some mortgage companies may require such a document in the future. Owners will be given an opportunity (most likely at or by the next homeowners meeting) to vote on how funding for the reserve account will be managed.

Back Hallway: The appearance of the back hallway has been improved, although the restaurant occasionally uses the hallway for storage. They are not supposed to do this. Orens will reach out to reinforce this with restaurant management.

Pipes in storage areas: Many of the units in the building have low sprinkler lines in their storage areas on the second floor. One owner had requested that the association pay to have hers raised/moved so that it wouldn't detract from her use of the space. The Board rejected this request. There was further discussion of this issue at the meeting, but no further action is planned.

Leak: There have been several water-related issues in the building this year. One owner mentioned an on-going leak.

Mailboxes and Package Pick-Up: As Internet purchases have increased, package delivery, placement in the hallway, and pick-up by residents has been an increasingly critical problem. The Board is looking into a plan to move the existing mailboxes to the wall across from the current mail room, then turn the current mail room into a package delivery space. The Board will put together a timeline and budget for this work. In the meantime, the Board is looking into marking packages with unit numbers and delivery dates, then having Tony remove any packages not picked up beyond a certain time frame into the basement. Final details for this are underway,

Emergency procedures: A recent major water leak in the building highlighted the need for people in the building to be more aware of basic emergency actions that can be taken before any more official emergency responders can arrive. The Board has discussed putting together some kind of emergency binder (to be located in the fire room off the lobby) with locations of water shut-off valves, how to open stuck elevator doors, etc. and soliciting residents to volunteer whenever they are home and the need arises. Diane (from Orens Brothers) will solicit volunteers from among the residents to participate in such a committee.

Board Member Voting: Two vacancies will be filled by Ron Lucente and Luella Tripp. There were no other nominees. Stuart Harper was appointed by the Board to fulfill Angela Unoarumhi's term (Angela resigned upon moving out of the building).

Other items discussed:

- Message posting using tape – is there a more professional approach?
- Silvery paint on lobby doors – is there a better solution?
- Owner occupancy – currently about 50%.
- Short-term rentals – need on-going vigilance.
- Building “community” among residents/owners – more social events?
- Owners meeting attendance – this year is typical. Can it be increased?

Adjourned: 8:10 PM.

Action Items:		
Item	Due Date	Responsible Person(s)
window washing soon	ASAP	board
gather info in order to budget mailboxes	ASAP	Geri

send email requesting owners for the emergency procedure committee	ASAP	Diane
request restaurant not to store things in back hallway	ASAP	Guy