

Old Y Board Meeting
April 17, 2018 – Lobby

Board members present: Paul Goble, Jim Rutt, Margaret Armstrong, Al Marcovitz, and Jack Blundell

Association members present: Alice Macleod and Mary Lane

President Paul Goble called the meeting to order at 4 pm.

The minutes of the January 16, 2018, meeting were approved.

Financial Report - Jim will contact Brian Hahl regarding the following:

The budget presentation should be done on an accrual basis so we can see our actual month-to-month expenditures as they are not shown for some items (trash, water, etc.).

The monthly posting to reserves should be \$400 but is only \$325.

Al Marcovitz should be included in the distribution list to receive monthly financial reports.

Discussion followed regarding owners receiving board approved financial reports. Paul will send an e-mail to owners directing them to contact Brian Hahl, Monroe Properties Manager, if they would like to receive a copy of the board-approved monthly financial report.

Emergency Lighting Expenditure, \$512 - Jack explained that John Best came to replace lights that were out. There were quite a few that needed to be replaced so this expenditure was unusual for this month. Jack will notify Monroe Properties when several items accumulate that should be fixed and/or addressed.

Jim suggested we create a yearly allocation for these expenses when we work on the 2019 budget.

Old Business

Fire Inspection: Jack reported that we passed. He also reported that the fire extinguishers (10) were inspected and need to be refurbished or replaced. All homeowners should know the location of these extinguishers and be familiar with how to operate them. We talked about the sprinkler system. Jack will get clarification on exactly how they work and report back to us. He will draft an e-mail for homeowners explaining and clarifying the fire emergency system.

Painting: The second floor interior painting will take place May 7-11. The areas to be painted will affect certain homeowners and Jack will keep them informed.

Library Entrance Door: Paul reported the bid from Paul Burzelleca to replace the door is \$2,500. He said it will be done in the next two months. Mary Lane will take the old door.

Access System: Jack explained that we cannot get replacement/duplicate fobs AND we do not have a proper distribution list of who has fobs. He cautioned that we should get the system replaced before it breaks down as the risk level is elevated if we cannot acquire new fobs. He recommended that we replace the computer that runs the system and issue new fobs and keep track of them. We discussed possibilities for a new system. Jack will make contacts with vendors and obtain bids.

New Business:

Trash: Paul will get a trash bag holder and fill it with bags to be used for overflow. Jack will construct a poster to place in the trash area and by the mailboxes to explain the city trash pick-up schedule and general Old Y trash procedures. Margaret noted that the trash area is much better because, with a few exceptions, residents are cooperating in tearing down all cardboard boxes placed on the top shelf and making certain the area is tidy.

All owners and renters are encouraged to sign up on the calendar by the mailboxes for weekly trash duty.

Tuckpointing: Jack said his unit experienced a leak when the wind blew during a recent storm. The leak was due to deterioration of brick mortar in the wall. After some discussion, we felt it would be worthwhile to get estimates of the present condition of the mortar throughout the building (inside and out) and get bids in case we ever have to have work performed on the mortar. Paul suggested a home inspection person might be of assistance. Jack will look into it. Jack will also find someone to repoint the spot where the leaks occurred. Jim said this is another area where we should allocate funds for future mortar repair.

The next board meeting is scheduled for July 17, 2018.

The meeting adjourned at 5 pm.

Margaret Armstrong, Secretary