

Old Y Board Meeting  
October 23, 2018 – 4 pm Lobby

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

Association members present: Sandra and Brad McNeill

The regular Old Y board meeting was called to order at 4 pm by President Paul Goble.

The minutes of the April 17, 2018 and the July 17, 2018 meetings were approved.

Financial Report: Jim moved that we amend our financial statements to include a check log to help us clear up and resolve budgetary items. The motion was seconded, voted on, and passed. We are over budget on some items but nothing out of the ordinary except for the roof repairs. Water and sewer are back to normal. The financials for June, July, and August were approved. Jim will request further information on September financials.

Elevator: The bill for the elevator inspection was not paid by Monroe when due. Monroe eventually paid, and now the inspection schedule is back on track. Jack said there is a possible malfunction of the switch that controls lights and fan in the elevator. He is waiting to hear from ThyssonKrupp on repairs.

Outside Painting: Jack said it will begin October 29 and parking spaces 7-13 have been blocked off for the crane for two weeks. He will tell the painters to not paint the windows shut.

Tuck Pointing: This will not begin until 2019. We need more discussion and planning for this expensive and complex project. Jack assured the board that while our building is in need of this repair soon, it is not an emergency. The areas of priority in this order are: east wall, chimneys, and everything else. We discussed the option of taking the chimneys down. We would like to have two or three bids. Sandra provided contact information for two companies and will share with Jack.

Absent Owners: The board is worried about leaks and other potential concerns in units that are vacant for long periods. Jack will contact Charlotte Musk who may be willing to check on these units periodically.

Security Entrance System: We have two bids so far. We will address it after we make tuck pointing decisions.

HOA Dues Increase: We are waiting for data from Monroe before we announce an increase in the monthly dues.

Reserve Fund: It is low because of the painting expenses and roof repair. We will address this in the 2019 budget.

Paul will take care of the wreaths for the doors, card and contribution for Tammy, and gift cards for refuse and recycling workers.

Nominations for the Board. There will be two vacancies at the end of the year. Please consider serving to help maintain the continuing operation of our lovely, historic building. Let Paul know if you would be interested in serving. We will vote on the nominations at the next annual association meeting on December 4, 2018 at 6 pm in the lobby. Make an effort to attend this event and feel free to bring a dish/beverage to share. This meeting is always a special time for the Old Y. It is a wonderful opportunity to visit with your neighbors. We hope you will attend AND consider being a member of the board.

Margaret Armstrong, Secretary