

ROOKWOOD GARDENS MEETING OF THE BOARD 7/23/2013

Attendance: Mark O'Brien, Janet O'Brien, Marianne Honquest, Gary Fisher, David Galloway, David Walker, Alice Hancko

Resident Visitors: James Lord

Resident Presentation: Lisa Comforty, Kathleen Ermitage

Open Session

1) Dillo Day Disturbance

Meeting opened with concerns expressed by residents Lisa Comforty and Kathleen Ermitage over the extreme neighborhood disturbance created by "Dillo Day" revelers on June 1.

At a recent community forum, Evanston residents were encouraged by Evanston police to report any incidences of disturbance. If the incident involves a crime or safety issue, dial 911. If it is disturbance, dial 311. The city keeps track of such calls, notes patterns, and allocates security resources accordingly. This information has been posted on the Rookwood website but will be communicated in an upcoming President's Letter.

The Board also agreed to contact Noyes Street neighbors prior to next year's Dillo Days with the suggestion that they use the 311 number to report disturbances, and that officer Bloomberg be contacted about our concerns in order to keep him engaged.

2) Roof Repairs:

Roof repairs have been completed and Cagan is coordinating contract work for interior repairs on affected units. Roof repairs have been completed and Cagan is coordinating contract work for interior repairs on water-damaged units in the 724 tier. Work expected to commence within the next few weeks and will be completed by Pearl.

3) Antenna:

A new antennae has been installed but will require residents to reprogram their individual television sets (rescan channels) in order to reconnect.

4) Rental Units:

Renovations are underway for O3 and basement apartments in preparation for September 1 rental. Board discussed how prospective tenants should be chosen as the Rookwood is, in effect, the "landlord" of these units – agreed to engage The Apartment People to manage the rental process – Apartment People will determine an appropriate monthly rental rate for both. Once that figure is determined, a notice will be sent to Rookwood shareholders in the event they know any qualified tenant candidates. If no recommendations are received in house, The Apartment People will handle public advertising, showing, credit/background check and selection at a cost of one month's rent. The Board will set parameters for what it deems a qualified.

In addition to apartment renovation, board agrees to some minor cosmetic upgrades (drywall to cover piping) to the basement hallway leading to that unit so that it is more appealing not only to a prospective tenant but also to residents using the laundry room.

5) Homeowners Exemption

Alice reports on collection of \$1,500 homeowner exemption fees from Rookwood landlords. All due have been contacted and others will be collected as renewal dates come up.

6) Garbage Pick-Up:

Lake Shore provides refuse pickup for the Rookwood – normal contract is for twice-a-week pickup, and the Rookwood currently pays Lake Shore \$208 per month for a third pickup. The building could save \$1,200 a year by eliminating the third pickup. Board discussed whether eliminating the third pick-up would result in overflowing dumpsters, and agreed to ask Berl's opinion based on their observation. Decision deferred until next month.

7) Back Stairs:

After consulting with a number of contractors, it is apparent that the back metal stairs will require full rehabilitation if they are to last another 10-20 year. This would require metal repair, sandblasting the current finish, priming and painting. Estimates for all 6 stairs run in the neighborhood of \$200,000. In order to avoid taking a loan or levying a special assessment, the Board agreed to spread the project over the next two fiscal years. If time allows and contractors approve, the Board has allocated up to \$60,000 to repair 2 stairs this year, with 2 stairs repaired per year for the following two fiscal years. The Board is negotiating contracts that include an extended warranty to assure longevity.

8) Fence:

Plans to put an iron fence along the Sherman Avenue Garden were approved by the Evanston Historical Preservation Committee and Passed to the Zoning office for final approval. Once that approval is given, if time allows, the fence will be installed this year. The Board again extends a Thank You to Marylee McDonald for her generous donation to cover the cost of the fence.

9) Garden:

The Board extends a sincere Thank You to shareholder Richard Brenner who made a \$300 donation towards the garden in acknowledgement of the volunteer efforts behind its upkeep.

By all reports residents are pleased with improved appearance of garden and grounds.

One shareholder has made a request for the removal of stakes and strings that currently protect the grassy areas along Noyes and Sherman. The Board discussed and agreed that the strings have been very effective in keeping both students and dogs off the property as new plantings are becoming established and, for the first time, there is a full coverage of grass along Sherman. As this is the first year for the new grass, and there will be additional seeding in early fall, the Board agreed to keep the top strings through the rest of summer and into fall in order to give the grass root systems a chance to become well-established. The bottom string will be removed.

10) Visiting Dogs

The Board President received numerous emails over the weekend of July 12 complaining of incessant dog barking from one of the units. Outside of the noise disturbance, several residents requested a clarification of the Rookwood's policy for visiting dogs. At the time there was no such policy in place. Speaking on behalf of themselves and fellow residents, Board members expressed a desire to give friends and family members the option to bring their dog when visiting as long as the presence of the dog does not cause a disturbance for neighbors. The Board took up discussion of how to manage visiting dogs while protecting the rights of residents to a quiet environment. After lengthy discussion, The Board agreed to a policy that reads as follows:

Visiting dogs can be in a shareholder's apartment with the visiting owner of the dog for up to 10 days provided its behavior does not cause an unreasonable nuisance as determined by the board.

In order to document unreasonable nuisance behavior, the Board requests that the following procedure be used if a resident is disturbed by a visiting dog:

- Politely contact the neighbor who has a guest with a dog and share your concern about the issue.
- Send an e-mail to anyone on the board to note your concern.

The Board will deem a visiting dog a nuisance if it receives multiple notices from affected shareholders. At this time, the Board will contact the tenant with the visiting dog about the behavior of the dog and may request that the dog vacate the premises.

A notice will be posted in all lobbies.