

ROOKWOOD GARDENS MEETING OF THE BOARD 4/22/2014

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

Boiler Status

Basement traps have been repaired. Now we need to coordinate building-wide inspection of radiator traps to find those that need repair.

Step 1) All building key check. Mark will coordinate with Berl. Notice of key check day will be placed in lobbies.

Step 2) All building inspection of radiator traps. Mark will coordinate with Alice/Berl/Spannuth. Need to put a notice under all residents' doors alerting them that their unit will need entry for the inspection. A notice will be left in each unit letting residents know that entry was made (this is a practice we will continue going forward). Inspection will also make note of where all building sensors are located. Alice may have a document detailing that.

Step 3) Once defective traps have been identified, Spannuth will undertake repairs. Again, notices will be placed under all resident's doors alerting them that their unit may be entered during the repair period. Repairs must be completed before the end of May to qualify for rebate.

Spannuth also fixed leaking pipe that runs underground by going through a resident's garage floor and then creating an above-ground bypass so there was no need to break through lobby floor.

Note: Spannuth predicts old boiler still good for another 3 years, though not guaranteed.

Stairs

Estimate for two stairs came in at \$95,000 for replacement of treads, sandblasting, repairing, repainting, so approx. \$45,000 per stairs.

David G suggests we do one this summer from beginning to end in order to see if there is any glitch in the process that should be resolved before doing all the stairs.

We are still 2-3 months out for getting city approval. Once that is secured, our contract agreement might ask that we do one stair this fall so it can be tested through the winter, with the understanding that the project for the rest of the stairs begins next summer.

Window repair – Darcy needs SOW. Due to tight budget, will scale back from 45 window to 35.

We should add in sill work for Darcy since he knows how to fix them and can repair the sills on any window he is already working on.

Alice: Ask Darcy come out for the day and do inventory of windows, sills and sealant.

Masonry:

Work to take place on West Sherman Avenue side by Hoffman Masonry. Budget \$9,700 to replace sills and tuckpoint. David G will arrange with contractor to survey and develop SOW for this year's tuckpointing.

Decorating:

Schoeneman will return to 730 building to complete repairs. Need to make sure they use semi-gloss on wood elements.

Garden:

Difficulty with grass area on north side of building – ground is too hard, so much shade, so much foot traffic – we did aerate and will do broadleaf killer before seeding. Marianne suggests letting the clover grow – it is nourishing, provides nitrogen, stays green.

Discussion of creating decorative barrier in place of last year's stings and stakes – the barrier posts would need to be removable in order to not require city approval. Need to protect Rookwood property but may not want to fence in parkway .

David W looking into fabrication of removable post/chain system.

Marrienne suggests maybe just hedging. David G notes it is nicer to see lawn and hedging would not be consistent from an architectural standpoint.

Will check with Dan about possible suggestion for fabricator.

If it works for the sound side of the sidewalk, we would consider adding barrier treatment to parkway side as well.

Ivy: Needs to be removed from all brick.

New Business:

Need to repost visiting dog policy for residents in the garden apartments per sighting of dog running off leash in the garden during a social gathering.

Lobby renovation – 724 entrance – Alice will call Perl to discuss timing and SOW, which should include removal of current wallpaper – paint most walks but add wallpaper at the top of each landing so we get best of both worlds.

Mail Cabinetry in 734 Noyes

Mark talked to a neighbor whose father does carpentry work. Got their contact number and will contact to see if he would custom build mail cabinets for 734. He also might be a good source for front door work.