

# ROOKWOOD GARDENS MEETING OF THE BOARD

## Monday, April 20<sup>th</sup>, 2015

Attendees: Emily Testa, David Walker, James Lord, Lisa Comforty, Laura Pawik, Gary Fisher, Alice Hanko

### Next Meeting topics

**Approval of March Meeting Minutes** - Minutes approved.

### **New Board Business:**

- Cagan Business Report

- 1.) New maintenance company- Ashmore. No complaints, we see them a lot more. Ashmore asks if everything is done. Resident should feel free to ask them to address building's needs and concerns. Ashmore has added staff as needed. Residents will need to begin addressing them directly and not the board.
- 2.) Emergency Directory flyers – the board will print and place into these tiers. Give a month once these are printed flyer will be sent to Kim Vick. Board will forward the general directory to Alice with updates.
- 3.) Tax Petition - Property taxes, paperwork was submitted to tax lawyer
- 4.) NU Bus Stop- David reached out to Alderman Judy Fiske. The Alderman communicated with David- suggest eliminating the stop and move to el stop. NU brought in an excavator to move the snow, which destroyed our lawn. Alderman Jane G is reaching out to find who can be reached to discuss this. Bus route is an intercampus schedule. We will investigate sending a bill to NU for the damage that has been caused.
- 5.) Plumbing: Spoke with Bob the plumber with the Garden apartment. Pipe has been turned off since Claudio left. Storm water back – two options, one directional check valve to control flooding. Other is using the sump pump water over a barrier to outside. Run off will go to the lowest units, full proof collect at a low point and pump into city's system.
- 6.) J2 had some issues with a clog. The Board is addressing this to ensure this will not become a larger issue. Bob Warren, Northfield Plumbing, will snake the entire line from top to bottom from top to bottom. Bill K, building engineer (Ashmore) will address this- Alice will make arrangements
- 7.) Northfield Plumbing will visit the remaining tiers in the rest of the building- need quote
- 8.) Concrete tier for collapse drainpipe, concrete header of garage 6 and 7. Several people have looked at this, and provided feedback.
- 9.) Chicago Concrete has given several estimates for the patio that we want to include in the garden. Seems to know a lot of the restoration and cracks in the brickwork. They also do tuck pointing. They may be able to address our leaking basement. Basement is based on the brick

- 10.) Garden Apartment Side Water Sealing (PermaSeal)  
We also have a bid from two smaller companies to address the leaking basement to install a membrane on the building. This may involve making a trench and destabilize the integrity of the brick. Larger company will also be giving us an estimate to address this. For the fence, most contractors said they will try to work on preserving the plants
- 11.) Fence Closer- fence people look at it and gave us a quote. They gave us a quote to move the post and move the post. Will look into getting a welder to install this for the garden. Bill mentioned he knows someone- Alice will follow.
- 12.) Light Fixtures – items are coming soon. We will ask a handy man to install these. This will finish the entryway issues.
- 13.) Handy man will also address the proposed garden shed.
- 14.) Outdoor gutters quote and downspouts and get quote on repairing. Jim/ Alice will get the quote for clearing gutters area over the A tier gutter aligned and 730 gutter by the hopper. If contractor cannot do the plumbing portion, we need to involve Northfield Plumbing Jim will contact Bartco.
- 15.) Heating and B2. B2 does not have the standard thermostat cover. Can something be done to lift this cover up? Lisa will check.
- 16.) Survey on the thermostats. David will need to know how much we need to set aside for the HVAC and control system. How many thermostat valves we will need and draft. Laura / Alice will send this out to distribute this. 30 day notice May 25<sup>th</sup> for all residents to respond.
- 17.) Masonry: covered with concrete people who will give us a bid. Jason Hawke – Alice will reach out again.
- 18.) Windows are on a twelve-year rotation. Dave D’Arcy updated and decided to address lower tier windows would be better for our budget to do 1<sup>st</sup> (aka ground) and 2nd floor (aka 1<sup>st</sup> floor) windows on Noyes this year. This involves striping paint, repainting, replacing glass and re-putty. Maybe, to address really bad windows that may fall out get a list of the worst windows. For those who want to have a window addressed when D. D’Arcy is here, we can make an announcement for those who want to schedule a meeting for this. – Alice will address the announcement to residents in case they want to use his services and jump on the discount while he is here if they are interested in paying out of pocket rather than wait for the cycle to reach them.
- 19.) Resident requested an installation of an air conditioner if they submit plans? Plans will need to be submitted to the board for a vote. Previous boards have rejected these plans. Board will research this further.
- 20.) Stair Status – waiting until the concrete and the plumbing. David G / Dan Rozek are working on it. Several tread options are still being reviewed. Fiberglass, to thin, we are not happy with this option, made in China. Found a local bidder, do everything but quicker to turn around. Looking at second generation of this composite with a 1X6 option may be better for our purposes. Snow and ice can fall through. Documents for the bid are ready, but we will need shop drawings for the bid. Once we finalize the tread, we can get

this out.

21.) Lawn Care Salina's bid. Board has written this bid up in a more formal contract. Board will coordinate with QiFang and Alice on getting a contract in place. We will need a contract to attend to snow removal.

22.) Gardening Plans

Jim and David will follow up with QiFang. Bob Michelson will be the go between person on the garden needs and which contractors need to be engaged. Thank you Laura for arranging. There was a discussion of adding a larger patio area and make a second patio area. Workbench area will be included with some seating. Also repair some of the cracked walls. Salina's Landscaping will be contracted to do this work.