

## **Rookwood Gardens: Board Meeting Agenda**

Tuesday May 26<sup>th</sup>, 2015

Attendance: Lisa Comforty, Gary Fischer, Laura Pawik, Thom, Jim Lord,  
David Walker, Alice Hancko, Emily Testa, Mark O'Brien

### **Approval of April Meeting Minutes**

#### **Board Business:**

1. Mark O'Brien et. al. to discuss turnover and sale of Rookwood properties  
Mark's experience with the current market was relayed to us from seller's perspective.  
Board wanted a better understanding of market for our units.

- I. He has learned that the market for coop buyers is geared towards those with a long-term property objective. Current market that we have makes selling at the Rookwood difficult in long-term with some drawbacks:
  - Harder to obtain mortgage with current rules
  - On the top floor - stairs
  - Exterior laundry – not appealing

As our market/ demographic is for those with long-term housing, residents tend to be older. Younger market demographic with available funds looks at waiting 5 years before buying; this crowd examines the Rookwood from the point of view as from the amenities offered making long-term stay less appealing – they decide to continue renting elsewhere. Mature buyers pass when presented with the stairs. Less gracious building would be more appealing to them when an elevator is included. Our risers are in bad shape, thus we avoid the washers installed in individual units and vents for the dryers that generate noise.

- II. Issues with replacing the building risers would require a change/ upgrade for all tiers to commit to this project. Replacing risers for full laundry machines within the apartment, we would need
  - Look at see if this is a viable option with an architect due to building's age
  - Explore costs for plumbing
  - Plumber can look into this issues with riser in the future

Laundry issue, Board is open the option of the European style. We would need to verify the laundry with portable washers. As our Laundry rooms are not very appealing. We don't have pictures of our laundry rooms. Laundry machine contract is expiring. We can either negotiate a better option or building investing in our own machines or contract the machines. If we renew with contracts, they have credit card, and this seems to be a prior option. Card may be a nice for convenience. **Contract is up in December.**

Board will draw up a flyer on the options for the wash machine and dryer to circulate with residents.

We need an informational sheet. Plumbing extension of the risers maybe a benefit to the building and do this in place.

- III. Rentals: We need to go slowly on the rental option. Banks may not provide loans to potential buyers when a building has higher rental occupancy. Maybe a lawyer can advise further on this point for us if needed.

Rentals: It was recommended that when owner is in dire straits, it is a handy option. After a period of time, rental can serve as a threshold of preserving Rookwood home value for future sellers. Renters do help to preserve the building maintained and costs, however, we need to have terms spelled out in no uncertain terms to avoid loss for building.

Currently, we allow rentals for two reasons/ constraints

- 1.) Financial Bind
- 2.) Potential to return, - as we do not want more then 10% apartment (5 units) rented at once

We should consider rental petitions based on the two options above for a two-year limit, this allows others to have access to renting if needed. Board is to consider...

- 1.) Would a rental of 1-2 year period change anything for those looking for an extension waiting out the market?
- 2.) If we put rules out, will some in the community try to manipulate them for personal gain

For those that we allowed to sublet in the past and wish to continue, they will need to show the board reasonable efforts to sell their property; otherwise Board can choose to infer there is no financial hardship.

- IV. Explore dropping the required 25% to avoid PMI to 20%.

To discuss further, board will look into this for proprietary lease as past meetings discussed some of these topics. We are not sure if the banks define the above in their documents. Maybe call banks and Legal to see if we move to 20%. Mark Oley with Chicago Financial Services is a specialist with Chicago Coops. In regards to younger buyers, the large down payment is hard. A high HOA throws people off. Sellers will need to advertise HOA includes the property tax to make this more appealing. As this process is slower, it pushes down the seller's price.

Other flyers, web site explain and have a coop explained for potential buyers and realtors in locating lenders. We will look at decreasing the % down and explain. Gary will send a web site to explain this information. We can show the breakdown on the monthly assessments for HOA. Flyer ready to hand off on file and then give this to Kim Vick to provide this. Lending options, laundry and 25% down – two flyers – laundry Emily,

Dave G.

## 2. Cagan Business Report

Loan July 1 for stairs of the stairs from residents

Surveyor's emergency July 1

Contact for the Radiators: need surveys sent and returned with a one month turn around – given back by July 1

Garden unit – floor is underway – rug removed, QiFang and Jeanie removed plants and David trimmed bushes. Leon (Pearl). Pearl will do the walls before the floors, then the trim.

Real Seal pushed us back two weeks. Monday June 8, then Leon will come when they finish and Mike Bemba will finish the floor.

Two cracks in 730 where they painted on the east wall, Leon will take a look at this,

3. Treasurer Financial Report- For 2008 or 2009 taxes, we received more \$. For 2010, board is appealing. We have already begun 2014 appeal. Reserves we have \$350 coming up. Tax payment is next. Exploring a loan option from share holders, survey is out their at a 4% return for stairs.

4. Discussion of new maintenance company performance - Storage connection needs to have a bit more attention. 734 items have been addressed. Bill is the first. Hopefully David and Alice can back off from the duties they have assumed from BERL. Board member should still be in place. All garages are accounted for as to whom they currently belong to. Need a formalized list updated. Memo with garage people, let us know and where to locate the keys in case we need to move.

5. NU Bus Stop - June 2, ward meeting at if, proposal to move the NU Sherman bus stop. Petition on this is out. Alderman Judy is aware that we have this issue. Garden stakes preserving the grass Let's look into decorative style plastic chain block and place this up avoid stop killing our grass from stomping/ standing in cue for the bus.

### **Building Maintenance:**

- Concrete/plumbing status

Bids were examined. Carrier and Sandstedt was approved to place the order

Concrete bids came in to JLJ and QRI

- 1.) Cover the structural component of garage 6 and 7 where stairs going into this for support/ brazing, some bricks are being sheared as a result of this.
- 2.) Repair driveway column
- 3.) Raw concrete with water membrane above garage 1 a-4
- 4.) Collapse drain pipe on Garage 6 & 7 to replace – causing a sinkhole.

Board agreed to delegate power to David G and David Walker to decide between Cahill and Northfield – Northfield Plumbing was approved.

Wash stairs twice a year and winter we will have snow with sweeping and we need to tackle the long-term stairs on snow.

- Stair status - Updated bids are moving forward. Hopefully will be able to get this without the loan. June 15 bids to close. Scheduling a steel/ welder we will be able to get this done in this summer.
- Garden Apartment Side Water Sealing and Redecoration - Moving forward- see above
- Plumbing issues - Pat Persod's plumbing correction went well. Board needs to know what the issue was for billing and liability
- Heating system - Boiler system, radiator survey going out tomorrow
- Window work - Window work is going well – D D'Arcy is a licensed scaffolding erector /assembler. Quote form scaffolding company to cover the façade of the building. Could Store in 730 and store seasonal and when we have the mason
- Masonry work - Need a mason for brick, Jason H does not want to rent a lift, been doing areas that do not require scaffolding or lift.

Wed, June 24, 7 pm