

Rookwood Garden Coop Approved Meeting Minutes  
March 12, 2018

In Attendance: Jeannie Herrick, Bob Silis, David Galloway, David Walker, Mary Beth Corbett, Annie Kuhlman

Absent: Dany Bourjas

Meeting Called to Order 7:02pm

Minutes of the Previous meeting Approved

Manager's report

Account Balances as of 2/28

Operating \$112,783.81

Reserve Bal Combined \$311,365.21 (MM:\$232,235.15; Sav: \$79,012.40; Replacement Reserve: \$117.41)

2018 Projects:

Tuckpointing

Jason – top floor lintel inspections – not going to look good.

Propose 100% tuckpointing of elevation.

V-joint. See Jossenka's notes on Manager's report. Jason will do formal contract. This is under \$30000 including –

Jason thought he needed architectural drawings for lintel replacements. Who gets permits? Question needs to be asked through Jossenka. \$30k a year for the next 15 years, working the way around. DG: Sometimes if it is just repairs – it is negligible, but if it is needed for the lintels, David can work with him. Joss – Jason said he seemed confident, but he should do this the right way.

Jason is working on the contract to sign to within budget not to exceed \$26k. Could start within next month. Bob seconds. Approved. Joss will get and send to Jeannie for her signature before she leaves. Paint Quotes did not account for T & M.

Gonzalez will need to review how best to handle the issue that removal of treads and toe kicks.

Jossenka will communicate with Gonzalez.

Also issue about how to try and do this quickly.

CertaPro or ANK

See if Fernando has a painter to refer. Get a written bid.

\$139k from \$148 MB - Fernando would like to do

Negotiated Concrete to include painting - \$30k. Jossenka will take care of this after stairs and tuckpointing. Garage door guy can be coordinated through Tom Steele.

Get Tom Steele to submit Modac colors.

Electrical permits will be completed this weeks for roof outlets.

Windows – varying stories – there needs to be one approach

Regular Window Maintenance will be addressed on the schedule; repair of panes outside of the scheduled maintenance - unit owners can contract on their own and pay for; Jossenka can send this message; Photographs as of start date of what is damaged; 730 elevation and 734;

Reschedule meeting so J. Fontanini can attend - April meeting change April 9th

Meeting Adjourned.