

Rookwood Gardens Cooperative

718-34 Noyes, Evanston IL, 60201

2018 Board of Directors: Jeannie Herrick, Annie Kuhlman, David Galloway, Dany Bourjas, Mary Beth Corbett & Bob Silis

Date: **Monday, July 9th, 2018**

Time: **7:00 PM**

Location: **East Laundry Room**

AGENDA:

- ✦ Meeting called to order at 7:04pm * all members in attendance (J. Herrick by phone)
 - Jossenka Fontanini
 - Bill Kreml, F2
- ✦ Approval of prior meeting minutes: Motion made to approve minutes: Bob Silis: second: Dany Bourjas, All in favor, Minutes of 6/4/2018 meeting approved.
- ✦ Manager's Report
 - Account balances
 - Operating: \$179,119.14 / Reserves Combined: \$311,611.38
 - Pending projects:
 - Back stair project
 - Welding project (Approved for \$139,893 + 5% Mgmt project fee \$5,744):
 - Stairs: 6,5, 1 & 2 – Welding Portion Completed
 - Currently on stair 7 and will move to stair 3 next (approx. 5-7 days left weather permitting to complete welding on stair 7)
 - 1st installment to welders pd for \$29,330
 - request for 2nd installment of **\$28,800** (new bal will be \$58,130) – * **Board approved \$28,800.00 pymt at the 7/9/2018 meeting**
 - Painting Project (Desert Rose painters Approved for \$29,000 for framework only at 6/4 meeting): Painting started on stair 6 and will move to 5 next- notices to be distributed in advance.
 - Extra railing priming/ painting needed bid for \$900ea. stair = \$6,300. – **Need board approval? - *Board approved payment at 7/9/2018 meeting**
 - Note: color was off on the 1st section JF inspected for the building, Desert Rose did not have the pigment specs; David Walker was consulted and Sherwin Williams receipts were pulled to match color.

Desert Rose will follow same schedule on painting as the welders for consistency on project management. Painting expected to go 2-3 days per stair; this is a very quick application; all painting should take only 3 weeks, weather permitting.
 - Concrete Repairs – awaiting D.G. to approve modac color
 - Awaiting bids from Raynor Door & RPM Garage for removal and reinstallation of garage door/ frames for garages 6, 13 & 14 (due to concrete repairs above doors). Bids should be to Jossenka week of 7/15. Approval can wait until end of month.

- Modac colors have been approved; DG will send to Jossenka: Joss will provide to the board for our records and future use;
 - Windows –Darcey to continue in courtyard , ~3 weeks left worth of work
 - Tuckpointing- Hawk Masonry Approved for \$32,854, work to be performed on south wall and south chimney off alleyway
 - D. Galloway to handle architectural drawings, city is about 3 weeks out right now
 - Job is contingent approval of window sill project as permit has to include both projects. Can't seek permit without both signed contacts at hand.
 - Window sills (Bidders: Robert Buendia, Albert Wagner & Millard Metal)
 - Review bids
 - Bldg owns scaffolding for two separate set-ups
 - *** Board approves going forward with Robert Buendia's bid; Jossenka will sign contract and move forward Tuesday, July 10.** Goal is to get this before the Preservation Board before the August Meeting.
 - **Note to JF:** Ask David Galloway for his Invoice for drawings
- ✚ Open Business (Discuss Ivy cleaning & stone cleaning- Review Hawk Mason Revised bid)
 - Received Jason Kaufmann's bid to remove ivy from stone entrance ways and walls and clean stone. This has not been approved yet but David Galloway has prepared a packed and re-distributed the research done re ivy/masonry to the board for consideration (first circulation March 2018).
 - In the meantime, Jossenka will meet with Nature's Perspective and do a walk-through photo inspection of the grounds to record the different ivies.
 - Jossenka to order 2 rolling laundry carts (1 each laundry room) @ approx.. \$90ea. – **approved by Board 7/9/2018**
 - Laundry Touch up painting was done in East and West laundries
 - Gutters were cleaned
 - Risers/Stacks were cleaned
 - Planting baskets by D & G Rear Stairs as well as hanging baskets for stairs: currently not budgeted for, but Jeannie had researched one possible solution that would run approx.. \$2100.00 to outfit all stairwells; Dave Galloway has also drafted a plan for what he suggests would be aesthetically appropriate placement. **Board: please send pictures of what we have in mind to Jossenka so that she can get us some bids for the October Budget Planning session.**
 - O3 – Tenant has moved out; walk through can be done, but unit was not in great shape to begin with and tenant never asked for any modifications; she was an ideal tenant and board approves refunding her deposit. Question of how Bank will make Rookwood whole on vacancy/lost assessment income during time unit is under contract until closing? JF to consult with Lidia at Cagan re this issue and foreclosures and turning over: JF took O3 Keys to Cagan to hold for closing; Annie spoke with Lidia Schahczinski re Bank making Rookwood whole: closing cannot take place without Bank paying all monies owed (assessments in arrears) to Rookwood; no documents would transfer without the bank paying us what is due to us per conversation 7/10/18.

✚ Next Board Meeting: Monday, July 30

✚ Adjournment: Meeting adjourned at 7:45pm