

Rookwood Gardens Cooperative Minutes Approved

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, November 12th**

Time: **7:23 PM**

Location: **East Laundry Room**

✚ Call to order -7:23 pm

In Attendance: Annie Kuhlman, Bob Silis, Mary Beth Corbett, David Galloway,
Jeannie Herrick, David Walker (2018 Agent of Board)

Guest: Val True

Approval of October Meeting Minutes with one edit: Correction to MB – repair to plumbing is on south wall – approved

Fire Update:

Wallpaper selections are posted in 734 Lobby; tier has until Friday to post their decisions; stripping current wallpaper; York Stripe – very available – Myra helped with the selection and posted; Ron is moving along;

Water shut off – R tier affected and not notified; Communication is an issue; where is the breakdown? Message to go out to Jossenka and make sure that we are capturing the issue correctly;

Val True: Inquiring who is supervising Ron's crew/work being done? She observed workmen throwing a refrigerator over the stairway over the railing, also stove some weeks ago; saw broken glass in the alley; Please have Bill/Jossenka check railing on 734 to see if there is damage at the 2nd floor level;

Payment to Fernando/Painters

Can we release the payment? Jossenka suggested Holding \$2k back while we await the additional powder coated clips for the stairs which we still need for them to install for us; Board motions that **we move to approve payment, less the \$2k – 2nd – all in favor – approved** – MB will communicate;

No word on Concrete;

Proposed House Rule Amendments

- Smoking policy – approved as written – now must be formalized;
- Liability Insurance – need to revisit language – liability insurance being carried by all unit owners is imperative but adding additional language that could possibly compromise the Building’s policy is something that we need to ensure we do not inadvertently jeopardize. Pose this back to Jordan, please before we get ahead of ourselves with wordiness.

Ivy: position on IVY – Jeannie believes that this issue should be kicked to the residents; in agreement that we do not want English ivy and the English ivy has already been removed;

1 page from David 1 from the Pro-Ivy side;

Val: doesn’t think it spreads

David G: voracious; seeds carried by birds; no ivy when he arrived many years ago and in the last 5 years it has increased tremendously;

- Not as potentially destructive to masonry as other species, but our masonry is not in terrific shape; moisture

Bob – would like to see drawings of each scenario; limited to certain portions?

Offer three options? NO – too many.

Give them 2 proposals? Zero Ivy or Ivy on posts and garden walls?

Motion to propose both options is carried – 1 page ONLY for each proposal to be given at annual meeting

Roof - \$131k –

Concrete and masonry budget will roll forward; decision of whether to double;

Assessment committee has been formed and has met – one representative from every tier;

Garbage: Relocation: Thanks Galloway! Once we get this in place, we will communicate the locations clearly to all residents.

Closed Session:

Ebys: Did not appear to present plans to Cagan; may have been some calls; Rules say plans; they are using excuse of Cagan; they are pleading ignorance of rules, but there are City Rules;

Our only goal, according to DW is whether their bathroom is to code;

Our insurance should go after their contractor's insurance; we would go after Ebys' for Jordan's costs, and our costs; we would go after them later; will we lose an insurer; tell them they need to follow the city rules; bring it up to code; we don't need to have Eby's pay for tearout, we don't need to do anything punitive, just let them pay for

Ron is taking care of plumbing; Electrical is also being taken care of - but this is not covered by scope of work; but this is what the Eby's were not forthcoming about; Jordan did confront them about this and they have not responded; Ping Jordan; MB will talk

There were a substantial number of emails that surfaced from Cagan documenting communication between Cagan/Anne and Jossenka and the Ebys > sloppy - should have triggered a better inquiry from Joss.