

Saint Lukes Lofts
Board of Directors Meeting
June 27, 2011
6:00 PM

I. Call to Order/Roll Call

The meeting was called to order at 6:00pm. Board Members present were Stan Meacham, Aubrey Ardema, Joan Brucha, Rachel Klein and Spencer Ross. Representing St. Charles Town Company were Beth Amore and Dori Koliha.

II. Approval of Minutes

March 28, 2011: Stan made a motion to approve the March 28, 2011 minutes; Spencer seconded. All were in favor.

III. Financials

1st Quarter 2011 Financials: Joan made a motion to approve the first quarter financials; Stan seconded. All were in favor.

IV. Manager/Engineer Reports

Lock Box Audit: The Board requested that an audit be done of all persons who currently have a lock box in the second floor storage closet. A memo will be sent to all residents to compile this information.

Move Ins/Outs: The Board would like to be notified in advance of all future move ins and outs.

Chairs: The Board asked to purchase additional folding chairs for HOA use.

V. Old Business

Garage Storage: A formal and immediate violation notice will be sent to the owners storing hazardous materials in their parking space. General notices to comply will be sent to all other offenders. Board approves the issuing a fine if not addressed within 10 days of notice.

Lease Audit: A notice to comply will be sent to anyone who has not responded.

Landscaping: The Board reviewed the landscaping proposal which included detailed descriptions of the work broken down over three years. After much discussion the Board agreed to look into what the cost would be to do the same amount of work over two years. They

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also wanted to ensure the following work was included in the contract: trimming canopy of trees in front of building (specifically by 2nd floor), getting plants more durable than annuals, planting no vegetables, and opting out of having 3 new planting beds and keeping the stone. The Board will review and approve new proposal via email.

VI. New Business

Preventative Maintenance: The Board discussed installing a VFD pump to the water system which could help alleviate some of the wear and tear on the pipes. More details regarding the overall benefits and costs were requested before making a decision.

Garage Springs: Due to recent garage door malfunctions the Board asked SCTC to look into the cost of purchasing back up door springs to be stored on-site in case of an emergency.

Repainting Balconies: It was requested that SCTC get a bid for the cost of repainting exterior metalwork including balconies.

VII. Home Owners Forum

Visitor Parking: The Board asked for suggestions in hopes of resolving the issue of non-residents parking in the guest parking spaces. It was suggested that the private parking signs be moved forward, parking tokens be used, or a memo be sent to homeowners asking them to report non-resident parkers. A final course of action will be made pending further discussion.

Homeless Concern: An increase in homeless activity on a neighboring street has created concern for the Board and homeowners. SCTC said they would reach out to the District 6 police department and the Uptown Neighborhood association.

VIII. Schedule Next Meeting

The next meeting will be held on September 19, 2011 at 6pm.

IX. Adjournment

Meeting was adjourned at 7:15 pm