

St. Lukes Lofts Condominium Association, Inc.
Board of Directors Meeting
March 19, 2012
6:00 PM

I. Call to Order/Roll Call

The meeting was called to order at 6:04 pm. Board Members present were Joan Brucha, Rachel Klein, Zach Randall and Stan Meacham. Representing ownership were Joanne Thompson, Eric Young, Raymond Wee, and Larry Altshuler. Representing St. Charles Town Company were Beth Amore, Dori Koliha, and Jenny Karlan.

II. Approval of Meeting Minutes

September 20, 2011: Joan made a motion to approve the minutes, Stan seconded. All were in favor.

III. Financials

3rd and 4th Quarters 2011: Financials will be approved via email.

IV. Manager/Engineer Reports

Beth provided a report which included a list of accomplishments. Items addressed included: a resident code change; vendors provided bids for hot water heater options, a bypass valve, a VFD, and exterior painting; a repair to a roof top patio was scheduled; we worked with an attorney regarding a delinquent unit; a rebate was received for the lighting retrofit in the garage; and a rebate is scheduled to come with the recent pump installation.

V. Old Business

Amendment Update: Consent forms for the amendment were sent out multiple times to building owners. Several forms are still required to finalize the amendment. The board requested a list of owners who have not replied to assist with getting the final responses.

VFD Install/ Bypass Recommendation/Recent Pump Issue: St. Charles Town Company is recommending the install of a VFD and Bypass valve to help preserve the plumbing in the building. Stan made a motion to approve both the VFD and Bypass installation; Rachel seconded. All were in favor.

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Mechanical Engineer- The Board would like to have a Mechanical Engineer inspect the building and propose options to improve the hot water piping system with the possibility of a 1 year, 5 year, and 10 year plan.

Landscaping Updates: Magnolias are scheduled to be planted by mid-April. The dog waste issue has improved, but the Board would like this to be continually monitored.

St. Lukes District: The Board asked for SCTC to contact the District and find information regarding the original intentions of the district.

Roof Patio Update: The roof patio repair is in progress and is contingent on the weather. The membrane was found mostly intact aside from some minor repairs.

Caulking: The owners asked which two sides have had caulking done in the last two years to determine which side to schedule for 2012.

VI. New Business

Exterior Metal Painting: The board requested that arrangements be made to inspect the balconies to see which ones are in the most need of repainting.

Dryer Vent Cleaning: The board discussed making the dryer vent cleaning mandatory for all owners with a possible fine for non-compliance because of the fire hazard. SCTC will get a bid for this project.

Board Position: The board positions were decided upon and are as follows; Stan Meacham as President, Joan Brucha as Vice President, Rachel Klein will remain Secretary, Aubrey Ardema will remain Treasurer, and Zach Randall was appointed as a member at large.

FHA Approval: St. Charles Town Company reviewed the FHA check list provided by the HOA attorney. The building qualifies aside from the lease term length of 30 days stated in the Declarations. FHA requires a minimum of a six month lease term. The Board would like to discuss ways to fund the cost of getting approval.

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HOA Insurance Renewal: The premium with current insurance is being raised 23%. St. Charles Town Company is shopping around to find new carriers at a lower cost.

VII. Homeowner Forum

Owner Email: An owner explained his concern with a dog barking in a unit. They would also like to see the furniture in the lobby cleaned as well as lights replaced that are out in the hallways.

Security: An owner expressed his concern with garage doors being left open. The board decided to fine owners who are not closing the doors. St. Charles Town Company will look into the condition of the current security system with the possibly of upgrading or installing a new system. The owners also expressed an interest in having camera monitoring signs installed by the garage.

VIII. Schedule Next Meeting

The next meeting was scheduled for July 9th, 2012 at 6:00 pm.

IX. Adjournment

The meeting adjourned at 8:01pm