



Agenda Monthly Board Meeting
 Monday April 24, 2017 @7:30 pm
 Lobby 3900 Tunlaw Cooperative

In an effort to foster productive dialogue in the community, there will be an open forum after the meeting has been adjourned

Call to Order	7:34
Ray, president; Matt, Vice President; John Mark, director/projects officer; Brittany, Chairman; Brianna, Secretary	
Previous Meeting minutes to be approved by email	
Board decisions via email and executive sessions	10 minutes
Add drain covers – April 8, 2017	
Treasurer's Report	10 minutes
<ul style="list-style-type: none"> • Finances are in good shape. • About \$1.3 million in the bank • Income is \$5,600 under budget for the year • Expenses are \$60,000 under budget • Admin expenses, personnel expenses, utilities, repairs, etc. are close to what we budgeted plus or minus a few percent 	
Building Manager's Report	15 minutes
Stephen Kirkpatrick	
<ul style="list-style-type: none"> • Tenleytown Landscape <ul style="list-style-type: none"> ○ Vinca not yet in nursery – have not been installed. ○ Steve will take another walk around the building to see if there are additional areas that need to be worked on. • G&G Plumbing <ul style="list-style-type: none"> ○ G&G repaired the irrigation system as HydroTech failed to show. Not ideal because Tony is more expensive. • Trash Away <ul style="list-style-type: none"> ○ Next Bulk Trash due July 12th. • Gate Logic <ul style="list-style-type: none"> ○ Gate Logic to come to the Building Tuesday to review the doors of the Building for security. Steve asked Gate Logic for roof camera pricing. • Livingston Fire Protection <ul style="list-style-type: none"> ○ Quarterly Inspection done on Garage sprinkler system. 	



Passed without any problems.

- **NAC/NOYES**

- NAC switched over to AC on April 13. The next day a leak in the closed loop system was detected in #208. Instead of paying emergency prices, we put off the repair until Monday. All Seasons Plumbing was called in. They contained the leak so that we could avoid additional overtime costs. Monday morning NAC drained the Building so that All Seasons could effect repairs. Pipe repairs in #208 and #207 took three days. Insulation was done late Wednesday. Thursday morning the building closed loop was refilled and AC restored to the Building. Restoration work by Tony Grello's men continues to Saturday.
- Every time we do the switch we run the risk that something will break. This is not uncommon.

- **Tasco Water**

- Tasco was called to come and check the chemicals to the closed loop system as it had been drained due to the need for repairs.

- **American Combustion**

- Waiting to hear the schedule for the rebuild of the Winter Pump.

- **Blaine Windows**

- We will survey the Building again in May to build a list of bad window panes, hardware and screens. #219 is already on the list.

- **Avery Elevator**

- Omni Elevator Inspector inspected elevators and found no items to list in his report.

- **Luis**

- Luis has completed the Spring Convector Service.

Management Report

10 minutes

Mike Maloney – CFM

- **Perceptions final bill:** Ray and Mike are going to sit down with contractor and hold 10 percent final payment from them.
- **Roof deck:** Inspection by the city is tomorrow for the framing. Week before the deck is complete.
- **Asphalt work:** Steve met with the contractor and he's in the process of putting together a proposal that will be used to be bid out. August timeframe. Estimating June proposal.



Old Business	15 minutes
<ul style="list-style-type: none"> • Decoration project updates <ul style="list-style-type: none"> ○ Awning: We are trying to work around Mother Nature this week and hope we can come out toward the end of the week to apply the metalwork to the awning. Then, it is just a matter of getting things painted. The light fixtures have been ordered, so management will coordinate with the electrician regarding that installation. • Exercise room: Ellipticals ordered, waiting to pay the invoice. • Roof fan: Noise study has been completed. NOYES has started work to make necessary changes to the motor. This will take 2-3 weeks. Right now they are waiting parts to be delivered. 	
New Business	15 minutes
Bicycle Theft <ul style="list-style-type: none"> • A bike thief came through the Front Side Entrance twice in the last month. A police report was made and a security plate was installed over the door knob/frame of the Front Side Entrance where the bike theft entered the building. Security plate eats up space so that someone would not be able to manipulate the door. • Video shows no security breach since then. • Fob system/security system is 100% working. It's the physical door that had a malfunction. • Gate Logic has been called to go over any other weaknesses in the Building's security. • No reports that anything has been stolen from cars. Targeting the bikes. • Police said it has happened in other buildings. • ACTION ITEM: Ray will call attorney to see if we can distribute the image of the person who stole the bikes. 	
Adjourn	8:03 pm
Open Forum	20 minutes