

Agenda Monthly Board Meeting
Monday September 25, 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	7:31
Ray, president; Matt, Vice President; Brittany, Chairman; Brianna, Secretary	
Previous Meeting minutes to be approved by email	
Board decisions via email and executive sessions	
landscaping updates and building sign	
Treasurer's Report	
<ul style="list-style-type: none"> • Two months of new fiscal year so far; YTD budget is not that informative. • We are pretty much dead even on income and expenses. Nothing unexpected or out of the ordinary. • Capital expenses such as the parking lot are coming out of Reserves so they do not come out of our operating budget. • We continue to make our Reserve contributions. 	
Building Manager's Report	
Stephen Kirkpatrick	
Tenleytown Landscape: Trimmed large bushes on West side of the Building back to the fence.	
G&G Plumbing:	
<ul style="list-style-type: none"> • Tony Grello labeled the bath and kitchen vents on the roof so that they would be easily identified in the future. • G&G effected repairs to a number of units that had suffered water damage for a variety of reasons. Several were shareholder responsibility due to convector clogs. Repairs are nearly complete. <ul style="list-style-type: none"> ○ Plaster above the convector was not properly repaired and some of the plaster clogged the pipe. 	

- Very small piece of plaster fell into the convector and clogged a pipe.
- ACTION: Board to discuss at next Executive Session if we want Luis to clean up the old and loose plaster during next convector cleaning. Will only need to happen every few years, but will take twice as long for Luis to clean the convector.

Trash Away: Next Bulk Trash due October 11th.

NVM Paving:

- NVM Paving did a good job in accommodating Management's request for more men and hours in order to complete the paving of the Parking Lot and Front Circle a day early and return the parking lot for use to the Residents.
- Milling destroyed the wire loop exit sensor – therefore, the gate in the back is out. NVM is responsible for repairing this. We helped them out by getting them a bid from Gate Logic and ESSI. ESSI was lower so we are moving forward with them. Scheduled for next Tuesday. NVM is responsible for fixing this and will cover the cost of doing so.

Gate Logic:

- Steve to follow-up with Gate Logic for roof deck and elevators camera.

Livingston Fire Protection: Livingston Fire inspection scheduled for Oct. 2nd.

NAC/NOYES: NAC has been asked to examine the Cooling Tower because of a new noise it is making.

DIZYN LAB: Installed new mail box banks. All keys have now been distributed to the Residents and Shareholders.

American Combustion: ACI has finally finished the insulation of the rebuilt (several months ago) winter pump and their invoice will be processed and paid in full.

Avery Elevators: 5-year load test scheduled for Nov. 28th with Omni & Livingston Fire.

Management Report

Mike Maloney – CFM

Roof Deck: Mike will know more after meeting with contractor takes place this week. Should have been done last Spring, but because of changes from DC Gov and schedule of Simpson, this is taking way longer than it should have. Nothing in our contract from Simpson about timeframe. No expiration date on permit from DC Gov.

Reserve Study: Board needs to approve – will happen via email this week. Mike sees no issue with this study in its current form.

Concrete Asphalt repair: Mike coming down to review this week. There are a few minor issues still.

Old Business

Kick-plates: John Mark working on this still.

Laundry: Contract received this week. Board and Management will review.

House Rules: Board will review the lawyer’s feedback at next Executive Session.

Next Executive session rescheduled for Monday, October 13.

Adjourn

7:57 pm

Open Forum

20 minutes