

## **1977 So Josephine St**

### **Interum Board Meeting**

April 15,2016

Present: Joe Lima, Kevin Boudreau, Esta Zettel

The Board met to discuss the bids submitted for paving the parking lot, repair of the back stairs/stoop, and tree pruning. CASI was chosen for asphalt repair dependent on the answer to the number of cement auto stops indicated in the bid. Swingle was chosen for tree pruning. Decision on the bids for the back stair/stoop was postponed until a better inspection of the area can be made and a sample of the veneer bricks submitted. The bids for roof-top railing repair have not been submitted at this time.

The amount of insurance the HOA carries on the building and the amount of insurance each unit should reasonably hold for "drywall in" repair to a unit was discussed. DNO liability insurance was addressed. Doug Orlander, the insurance agent for the 1977 Josephine Building, will be asked to attend the June 6, 2016 quarterly Board meeting to give his recommendations.

Revisions to the By-laws are necessary. We will get bids from several law firms for the work.

It is time to review the contract with Capitol Hill HOA Management company. The Board is concerned the management of the laundry area is not currently part of Capitol Hill's scope of care.

Cost for 2016 repairs and upkeep is over the budgeted amount for 2016. It was decided to use some of the reserve account to meet the

deficit. The plan is to address most of the problems this year.

Esta Zettel, Secretary