

**JAMES/KILMER CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 25, 2014**

A meeting of the Board of Directors of the James/Kilmer Condominium Association (the "Association"), an Illinois not-for-profit corporation, was called to be held on Tuesday, March 25, 2014, in the James House Hospitality Room, 1560 North Sandburg Terrace, Chicago, Illinois, pursuant to By-Laws.

CALL TO ORDER

Judy Barnes, President of the Association, called the meeting to order at 7:00 p.m. A quorum was present in that the following directors were present:

Judy Barnes
David Beck
Lynn Conner
Susan Geffen
Barbara Mueller
Dorsey Ruley (by telephone)
Nancy Slattery

Peter Cremer and Betty Latson were not in attendance.

Also present were Thomas Kristufek, Property Manager, and James Losik, Property Supervisor, of DK Condo, A Draper & Kramer Company. Barbara A. Roberts acted as Recording Secretary.

Ms. Barnes stated that Item VIII on the Agenda would be dealt with first.

UPDATE ON REDEVELOPMENT AT CLARK AND NORTH

Ms. Barnes remarked on owners' increasing involvement in the Village Theater Property Redevelopment Project. She described two recent Board working sessions:

- The March 20 session with zoning attorney Donna J. Pugh, who explained the zoning process to Board members and also commented on down-zoning ordinances and residents' ability to influence passage of zoning ordinances.
- The March 24 session with the developer, Howard Weiner, at which he presented a new proposal for the redevelopment that includes a building ten feet shorter, 42 condominiums rather than 122 rental units, six fewer parking spaces and fewer vehicle trips per day. Mr. Weiner has agreed to present a final proposal to the Board, which will review it before it is presented to unit owners; he has also requested a meeting with unit owners, to which the Board agreed.

Ms. Barnes stated that unit owners will be asked to vote "Yes" or "No" with regard to Mr. Weiner's final proposal, and that the Board will support whatever position the unit owners take. The effect of unit owners' actions on Mr. Weiner's revisions of his proposed project was acknowledged.

OWNERS' FORUM – RELATED TO AGENDA

Unit owners and Board directors commented on the following:

- The large number of unit owners who signed petitions or otherwise conveyed their opinions about the proposed redevelopment project.
- A meeting between Mr. Weiner and unit owners.
- The apparent position on the redevelopment project taken by James/Kilmer's representatives to the HOA Board, the requirement that they represent Sandburg Village as a whole, HOA's current neutral position with regard to the redevelopment project, and whether HOA should adopt a position for or against the project.
- The position of other Village condominium associations and the North Dearborn Association with regard to the redevelopment project.
- Whether or not the proposed down-zoning ordinance will be given a place on the Zoning Commission's agenda and what the Zoning Commission will decide.
- The lack of any position on the project taken by The Latin School or Moody's.
- The possibility of a Board task force, which would include unit owners, to work on the redevelopment project issue.

MANAGEMENT REPORT

Mr. Kristufek reported on the following:

- Management's upcoming meeting with the Door staff on Thursday, March 27, to review Association policies and the staff's job duties and uniform requirements.
- The offer of a full-time midnight shift to an employee.
- Management's meeting with the building engineers to review the maintenance cleaning schedule.
- Work on the Roof Deck Paver and Railing Project began on March 10 and is scheduled to be completed by the end of March.
- Wiss Janney Elstner has begun its structural investigation of the garage.
- Proposals for the air pressurization study.
- Proposals from Reed Construction for an elevator emergency generator; two other proposals will be solicited.
- Proposals from Golf Construction, W. J. McGuire and National Restorations for repairs to balconies, which can begin as soon as the weather is warm enough.
- Continued review of and proposed revisions to the "James Kilmer Condominium Association Reference Guide Including Rules and Regulations," including a draft of some basic rules for use of the northwest Penthouse room.
- Details of proposed security improvements for the front entrance of Kilmer House.
- Management's continuing calls to the City of Chicago about the potholes on Germania Place.
- Management's request that HOA repair the leak into the James/Kilmer garage.
- The new furniture ordered for the northeast Penthouse room; delivery is expected by March 31.
- The garage power washing scheduled for April 1.
- Garage Manager Eddie Main's phased relocation of monthly parkers from the lowest section of the garage, which is subject to leaks, seepage and drain back-ups, to other areas of the garage, leaving the lower section for valet parking.

APPROVAL OF MINUTES

Susan Geffen moved that the minutes of the Board of Directors meeting held on February 25, 2014, be approved as presented. David Beck seconded the motion, and it passed unanimously.

TREASURER'S REPORT

Mr. Losik reported that the 2012 audit will be finalized on March 26, that Ms. Latson has reviewed and approved the figures, and that it now will be sent to the Finance Committee. He stated his recommendation that the Committee members convey their responses via email, after which the audit will be sent to the Board for its approval, which can be ratified at the April Board meeting.

COMMITTEE REPORTS

Ms. Barnes stated that she asked the committee and task force chairs to report on the results of their efforts to recruit members. She further stated that, to her knowledge, the Finance Committee membership is complete.

Website Committee

Ms. Barnes reported that the Committee's quarterly meeting will be held on April 2 at 7:00 p.m., and that she is working with Ron Miller and Mr. Kristufek to add a "Capital Projects Update" area to the Association's website to keep residents up to date on capital projects. She added that social notices may be posted in several places in the buildings.

Social Committee

Mr. Ruley reported that the Social Committee consists of the same members as last year. He stated that the Committee might plan a social event for the summer.

Roof Deck Task Force

Ms. Barnes reported that the Task Force members have been looking at furniture at the Merchandise Mart, and that Peter Cremer and Mr. Losik have selected some excellent pieces that the Association may purchase using Draper and Kramer's 50% discount. Mr. Losik added that the Board will consider the various finishes available to coordinate with the pavers, and that there is a two-month lead time between ordering and delivery of the furniture.

Communications Coordinators

Ms. Geffen asked that suggestions be submitted for items to be included in the April newsletter. A brief discussion ensued about suggestion box submission deadlines.

Rental Restriction Task Force

Ms. Slattery stated that Ms. Mueller and Mr. Beck met with unit owner Juliet Beriou to review the additional rental restrictions proposed by Mr. Beck and herself. She added that there will be a meeting of the Task Force on March 31, to which all unit owners are invited, as it will require the effort of many to achieve the two-thirds affirmative vote of the ownership to change the rental rules in the Declaration.

Penthouse-Hallway Remodeling Task Force

Ms. Conner reported that several people have asked to join this task force and that she would like to start work in April or May. Ms. Slattery added that work on the Penthouse will be done first, with work on the hallways to be coordinated with the Penthouse project.

HOA Report

Mr. Beck reported that the HOA Board will meet on March 26 in the Alcott House Hospitality Room and that it will discuss, among other things, pool repairs, furnishings and ADA-compliant pool lifts, improvements to the North Mall, and the Germania Place fountain. Discussion ensued about the fountain. Marcie Johnson stated that any work on the Germania Place fountain will first require a structural study. She added that nothing more has been heard about the Jewel block development.

ACTION ITEMS

Approval of Expenditure for Kilmer Front Entrance Security Improvements

Upon motion duly made by Lynn Conner and seconded by Nancy Slattery, the following resolution was made:

BE IT RESOLVED, that the Board of Directors approve an expenditure not to exceed \$5,500.00 to make security improvements to the Kilmer House front entrance, as specified in the Management Report dated March 21, 2014, to be paid from the Reserve Fund. After discussion, the motion passed unanimously.

Approval of Proposal for Air Pressurization HVAC Investigation

Upon motion duly made by Barbara Mueller and seconded by Dorsey Ruley, the following resolution was made:

BE IT RESOLVED, that the Board of Directors approve the proposal submitted by Elara Engineering on March 18, 2014, to conduct air pressurization studies in James House and Kilmer House, in the amount of \$8,800.00, to be paid from the Reserve Fund. The motion passed unanimously.

Approval of Remodeling Applications

Upon motion duly made by Nancy Slattery and seconded by David Beck, the following resolution was made:

BE IT RESOLVED, that the Board of Directors approve the remodeling of units #410J, #912, #1004, #3107 and #3110, according to the requests submitted by the unit owners that have been reviewed and found to be in compliance with the Associations rules, regulations and conditions, the work to be subject to ongoing inspection by the Association's Assistant Chief Engineer. The motion passed unanimously.

OWNERS' OPEN FORUM

Unit owners and Board members discussed the following:

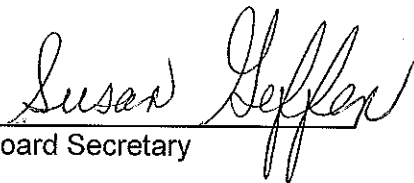
- Problems with traffic flow and speeding around the Germania Place fountain.
- Delays in completion of the window washing owing to recent high winds.

- Reinstalling the lobby drapes. It was noted that they cannot be fastened to the new lobby window frames or the lobby ceiling, but perhaps might be able to be used in the Penthouse.
- The willingness of so many residents to sign petitions regarding the Village Theater Redevelopment Project.
- Staggering the elevator resting positions to reduce wait times for residents waiting on the various floors.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by David Beck and seconded by Nancy Slattery, the meeting was adjourned at 8:09 p.m.

Respectfully submitted,


Board Secretary