

**JAMES/KILMER CONDOMINIUM ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
October 3, 2017**

A special 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, October 3, 2017, 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 6:38 p.m. A quorum was present in that the following directors were present:

Judy Barnes
David Beck
Patty Culbertson
Jacque Ehrlich
Susan Geffen (arrived 7:19 p.m.)
Betty Latson
Barbara Mueller
Nancy Slattery
Bill Winter

Also present were Lynn Conner, James/Kilmer Corridor Design Task Force member; Thomas Kristufek, Property Manager, and Andy Warner, Property Supervisor, of Community Specialists, Inc.; and Wendell Gooch, Oliver Aguilar and Karen Stowell of Gooch Design Studio LLC. Barbara A. Roberts acted as Recording Secretary.

Ms. Barnes explained that the agenda for this special meeting would center on the James/Kilmer Corridor Renovation Project, including the work performed by the James/Kilmer Corridor Design Task Force – CDTF – and by Gooch Design Studio. She stated that the Kilmer House project would be presented first, followed by a presentation of the James House project, with remarks by owners from the respective buildings following each presentation.

Mr. Kristufek presented an overview of the Corridor Renovation Project to date. He stated that it began in 2014, with Gooch Design Studio chosen after several design studios were evaluated, and that GDS presented a feasibility study in 2015 offering several options for finishes, the most expensive of which would have resulted in a cost of \$2.8 million, higher than the \$2.3 million which was budgeted for the project for 2016. Mr. Kristufek reminded those present about the plumbing and HVAC problems that had to be dealt with in 2015 and 2016, with the result that the project had to be postponed. He stated that GDS was asked to resume the design phase in 2017 and developed a feasibility study that allowed for a reduced budget of \$2 million, not including door hardware, which is a limited common element and will not be voted on at this meeting. Mr. Kristufek stated that, based on feedback from unit owners, the Corridor Design Task Force recommends that the Board of Directors move forward with a design look which will be more fully developed over the next several months. He further stated that only after looking more closely at the various elements – lighting and carpeting in particular – to see how they go together, and determining which are more or less costly, will the design scheme be completed and tested with a corridor mock-up in each building. Mr. Kristufek concluded by stating that the Board will be asked to approve a design scheme for each building for further development and to therefore approve the proposal from GDS for the Phase 2 design services.

CORRIDOR DESIGN PRESENTATION, RECOMMENDATIONS OF TASK FORCE, AND OWNERS' FORUM

Ms. Conner provided an overview of the Corridor Design Task Force's work, stating that choosing a designer began in 2014, with the managing agent providing names of designers, and culminated in 2015 with the unanimous choice of Gooch Design Studio, after reviewing many proposals and finally narrowing the field to three designers and visiting buildings that they had worked on. She stated that work began anew on the Kilmer House hallway designs on May 29, 2017, followed by numerous meetings and finally the display in September of design schemes in the Kilmer House and James House lobbies and the review of feedback from unit owners on forms provided in the lobbies.

Ms. Conner stated that for Kilmer House, responses were received from 56 out of the 96 units, and that Scheme 1 received more "strongly like" responses than Scheme 2 or Scheme 3, such that Scheme 1 would be presented at this meeting. Ms. Slattery added that the comments on the response forms were taken into account as well as the votes. In response to a question from Ms. Barnes about the members of the Task Force, Ms. Conner stated that the Task Force consisted of 17 people: ten from James House, six from Kilmer House, and Mr. Kristufek, noting that the actual membership did change slightly from the beginning of the project in 2014 to the present time.

Ms. Conner then introduced Wendell Gooch of Gooch Design Studio. Mr. Gooch introduced two team members from the firm – Oliver Aguilar and Karen Stowell – and briefly described their experience. After noting his work on 30 similar projects, starting with the Lowell House lobby in 2001, Mr. Gooch emphasized the importance of building consensus and transparency in a community capital improvement project, as well as creating a lasting good appearance. After further remarks, Mr. Gooch turned the presentation over to Mr. Aguilar and Ms. Stowell.

Mr. Aguilar briefly described the Kilmer House building and the Zen-type theme for the design scheme, in particular dealing with the very long corridors in the building. He and Ms. Stowell displayed the plan and elevation of the building on a large design board, and described the recommended carpeting, wall covering, door stain, baseboard and lighting choices, and the proposed method of breaking up the length of the corridors. Mr. Gooch then discussed with unit owners and Board and CDTF members the proposed baseboard material, style and color, project budget considerations, the firm's proposed feasibility study, and the procedure to be followed with regard to the contractor bidding phase.

Ms. Slattery reviewed the feedback form results for James House, stating that two schemes were presented, and that 161 residents responded and awarded the most "strongly like" votes to Scheme 1, which would be presented at the meeting.

Mr. Aguilar described the James House building as "modern, contemporary," and stated that GDS developed an architectural design concept to echo the exterior design of the building. Mr. Aguilar and Ms. Stowell displayed the James House design board and again described the recommended carpeting, wall covering, door stain, baseboard and lighting choices, and treatment of the elevator vestibules, noting the changes that they made to the original scheme after receiving unit owner comments on the feedback forms. Mr. Aguilar noted that the various lighting options would be tested to determine which would be the most effective and attractive.

Mr. Gooch then discussed with unit owners and Board and CDTF members the various elements of the proposed design scheme, including how they work with existing building elements that are not due to be altered at this time. Much of the discussion concentrated on the doors – which will be stained for a uniform appearance – and their hardware, noting that the doors are limited common elements and that work on them as well as new hardware will therefore be charged back to unit owners. Ms. Slattery

stated that the doors and hardware will be addressed at a later date. Also discussed were the unit thresholds, ADA compliance issues with regard to door hardware, the lobby décor – particularly the lobby carpeting – the budget for additional projects, and the corridor carpeting, color scheme and lighting. In response to a unit owner question, Ms. Stowell and Mr. Kristufek stated that Maintenance will follow the carpet manufacturer's recommendations for care of the carpeting so as not to void the warranty.

Mr. Gooch thanked the Board and unit owners, and Ms. Barnes thanked Mr. Gooch, Mr. Aguilar and Ms. Stowell.

ACTION ITEMS

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, having considered feedback from unit owners and the recommendations of the Corridor Design Task Force, which are based on unit owner feedback, hereby adopt the recommendations of the Task Force to move forward with the designs created by Gooch Design Studio LLC, based on Scheme 1 for James House and Scheme 1 for Kilmer House. After discussion, a roll-call vote was requested, the results of which were as follows: Susan Geffen–No, Bill Winter–No, Patty Culbertson–No, Barbara Mueller–No, Jacque Ehrlich–Yes, David Beck–Yes, Nancy Slattery–Yes, Judy Barnes–Yes, Betty Latson–No. The motion was defeated.

The discussion preceding the vote concerned creating a mock-up in a James House corridor that would consist of laying large samples of the first and second choices of carpeting out on the floor along with providing lighting levels similar to what would be present in the final scheme. Mr. Gooch agreed to the idea, noting that doing so would not be very costly nor would it greatly delay the project. After further discussion, the roll-call vote was taken.

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, having considered feedback from unit owners and the recommendation of the Corridor Design Task Force, which are based on unit owner feedback, hereby adopt the recommendations of the Task Force to move forward with the design created by Gooch Design Studio LLC, based on Scheme 1 for Kilmer House. The motion passed unanimously.

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

BE IT RESOLVED, that the Board of Directors approve the contract with Gooch Design Studio LLC to complete Phase 2 of design services for the James/Kilmer Corridor Renovation Project, said Phase 2 to include demonstration of both carpets suggested for James House with appropriate lighting, to enable the Board to determine which carpet is appropriate. After discussion, the motion passed unanimously.


The Board agreed that the Board and CDTF members should be the ones to review the James House carpet demonstration, and that the Board would make the final choice of carpeting based on that review.

Ms. Geffen congratulated the Corridor Design Task Force on its actions and their results and thanked the Task Force members for their efforts.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Judy Barnes and seconded by Nancy Slattery, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,


Board Secretary