

Cleveland House Board Meeting

April 13, 2021

(Via Conference Call)

The meeting was called to order at 7:00 p.m.

Roll Call: Board members Mary Rufe, Ken Matzkin, John Juilfs, Maria Diaz and management representative Alvaro Guerra attended.

Minutes: Upon a motion to approve made by John Juilfs and seconded by Ken Matzkin, the March 9, 2021 minutes were unanimously approved.

Financial Report: Alvaro reported that the budget year to date is in good shape with a positive net. The recent financial report will be sent to the Board in a day or two.

Sidewalk Replacement: The sidewalk was repaired on the northside of the building. The bill from Dixie Metalworks has been paid minus the sidewalk repair.

Hydrojetting Main Water Lines: All Plumbing has hydrojetted all but two tiers of main lines. They will come back to do these 2 stacks.

Plumbing Problems: There was an overflow in the 6th floor laundry room which All Plumbing took care of. The cause was some type of soil or dirt in the washer release pan. There have been leaks in Units 209, 309 and 409. The hydrojetting did not cause any additional problems.

Fire Alarm: The fire alarm went off in the main lobby and indicated that there was a problem with the Verizon telecommunication lines. Castle Sprinkler & Alarm came to silence the alarm and Verizon is scheduled to come out.

ESSI Camera: The current DVR is operating very slowly and ESSI has sent proposals for fixing the current unit if possible, replacing the machine or moving to a Cloud service.

Unit 100: The disposal needed to be replaced. The current renter is interested in extending their lease which ends in July 2021 on a month-to-month rental with 45 days notice.

Painting the Brick: Discussed the possibility of painting the brick exterior of Cleveland House. Cleveland House just had the bricks pointed and tucked.

Trees: Discussed adding some trees to the property and looking into the program Arlington County has. The problem is a lack of water in the back of the building.

Next Meeting: The next meeting will be Tuesday, May 11, 2021 at 7 pm.

The meeting adjourned at 7:53 pm.

Respectfully submitted,

Mary Rufe