

MORELAND COURTS CONDOMINIUM ASSOCIATION, INC.

Minutes of the Board of Directors Meeting Quorum

January 24, 2023

CALL TO ORDER AND DETERMINATION OF A QUORUM: The regular January 2023 meeting for of the Moreland Courts Condominium Association Board of Directors was held remotely via Zoom on Tuesday, January 24, 2023. All Directors were in attendance: President Kathleen Hickman, Vice President Jessica Schreiber, Treasurer Jim Collins, Secretary Carol Lowenthal and Directors Benoy Joseph, Chris Malstead, and Gordon Wean. Management was represented by General Manager Paul Stroud, Jr., Finance and Accounting Manager Mildred Brooks, and Administrative Assistant Tiara Smith.

Observing the meeting via Zoom, were Owners Angela Bragg, Jan Devereaux, Lin Emmons, Virginia Garcia, Mary Louise Hahn, Dorothy Lammers, Sue Nigro, Brandon Patterson, Judy Richards, Eric Schreiber, Sarah Wean, Nancy Weinberg-Honig and Sara Wotman.

President Kathleen Hickman determined the presence of a quorum and called the meeting to order at 7:00 p.m.

OWNERS' COMMENTS AND CONCERNS: There was one comment from Dorothy Lammers who expressed concern about the minimal cleaning of the Court Building, particularly in the hallways. Mr. Stroud said he would investigate this.

APPROVAL OF THE BOARD MINUTES: The minutes from the 11/29/22 meeting of the Board had been sent out to board members for review in advance of this meeting. There were three corrections to those minutes: James Collins said that the text of the budget resolution needs to be included in the November minutes. Benoy Joseph noted that in the section on the new cable changes, the phrase "cable charges" should be changed to "cable/internet charges" as the changes are in the internet portion. It was also noted that the last name of Chris Malstead should be corrected. Chris Malstead then moved to approve the minutes as corrected, Gordon Wean seconded the motion which was approved unanimously.

REAL ESTATE LISTINGS AND UNIT SALES: Paul Stroud announced that there are currently no Units on the market, but there is one under contract that will be closing in February. The Sales Report shows one closing so far in 2023 and the sales average for last year was \$131/sq. foot which is a new record.

GENERAL MANAGEMENT REPORTS:

Plumbing issues: Wear and tear on the Units continues in our aging buildings, especially in the piping and plumbing areas, which has caused maintenance costs to spiral. This is expected to continue as it is not possible to do a complete overhaul. Replacing all the piping and risers in the buildings would require breaking into the walls in the common areas as well as in all the individual Units and would probably necessitate abandoning the buildings for a time to accomplish this, in addition to a prohibitive cost. Meanwhile, owners have been urged to replace as much of the old piping as possible and to install water shut-off valves when renovating so that water to the whole building would not need to be shut-off during future repairs.

Replacing West Garage Roof: A bid to replace the roof on the West Garage has been received that is lower than the original bid. We are waiting on two more bids to come in.

Liens and Foreclosures: We are preparing to file a lien against one Owner who is behind on monthly assessments and has not responded to any communication attempts. This owner, who has never occupied the Unit, has fallen behind in the past but has always responded to notices with a catch-up check. Our policy is to file a lien after 60 days and it is now past that time. A second Owner who had recently come very close to foreclosure has now been keeping up with payments as are all other Owners.

Window Replacements: These are slowly moving forward as another Owner has agreed to restore her windows. Paul will manage this contract as she lives in Florida.

Jessica Schreiber reported that one more Owner is obtaining a low-interest loan from the Restoration Society to complete her windows.

Annual Capital Reserve Projects: The Facilities Committee has been given a master list of projects for the Annual Capital Improvement Budget of \$1,400,000 for this year and they are asked to add other projects that they think should be on the list, as the Reserve Study consultant wants to have a comprehensive list to compile our 5-year plan.

The two major expenses this year from the Reserve Fund are the West Garage roof and the debt service from the elevator modernization. The elevator loan will be fully paid in 2028. The plan to replace the freight elevators may not be as urgent as had been thought because they are not relied on as much as before the passenger elevators were replaced. It may be less expensive to have any unavailable parts for the freight elevators made as they are needed, rather than to replace those elevators.

The Gas Meter replacement project is going well, and we are pleased with the short time that the gas has been turned off in each area.

Staff development has moved forward, is showing results with a higher level of stability and has enhanced employees feeling about their work.

The Spectrum internet project will take two months to make the alterations needed for the changes and Spectrum should be in touch soon about the change-over.

MARKETING COMMITTEE: Chris Malstead reported that the Marketing Committee now has a proposal to do some external decorative lighting and to evaluate its effect. This pilot project would allow the lights to be moved around to prevent any concerns about lights shining into windows. The purpose is to emphasize the architectural detail in our historic buildings and may provide some additional security as well. The committee intends to come back to the Board soon with a budget for this pilot project.

The committee also proposes that whenever a Unit is put on the market, current Owners who wish could be notified so that they could consider the opportunity for themselves or for friends. This would also help the office keep track of any Units for sale.

The Marketing Committee is also aware of the need for showing off our buildings at their best, so in addition to regular cleaning they propose a more frequent opportunity to store or dispose of unwanted items as has been done in the past outside of the West Garage.

TREASURER'S REPORT: Treasurer Jim Collins had put together review sheets of income and expense figures for the January to December 2022 year vs. what had been budgeted for that year. Other sheets showed wages, benefits, maintenance and major repairs, contract services.

NOMINATING COMMITTEE: President Hickman reported that the Annual Meeting of the MCCA Association is scheduled for May 1, 2023 this year and several seats will be up for election. John Beeker, former MCCA Board President, has agreed to chair the Nominating Committee this year. Dorothy Lammers, Ed Rybka and Chris Kascsak have agreed to serve on this committee. Jessica Schreiber moved, and Jim Collins seconded a motion to appoint these committee members. The vote in favor was unanimous.

FACILITIES COMMITTEE: Chair Jessica Schreiber reported that the Facilities Committee met on January 21st. The **Gas Meter Replacement** project is moving along and should be finished by mid-February. Some old pipes needed to be replaced, costing \$5,000. The **West Garage Roof** is now expected to cost less than had been originally expected, which frees up an additional \$50,000 to be allocated for other projects. Because of these savings, the **Reserve Fund** is expected to be replenished to the desired amount of \$300,000 by 2024.

The **freight elevators** are scheduled to be replaced in 2028, but they are working well and are not very expensive to repair. If they could be kept running beyond that date the unused costs of replacement could free up more of the funds for other needed projects.

Alternative energy sources: Committee member David Beech has been encouraging the committee to consider long term sustainability and alternative energy sources. Since the mid 20th century, our boilers, which provide both heat and hot water have been entirely dependent on natural gas for fuel. These boilers are not due for replacement until 2039.

Paul Stroud then explained to the Board his **proposal for a wi-fi thermostat control system**, which was prohibitively expensive until now because it would require pulling new wires and power to each building. This proposed system will now be possible with our new Spectrum wi-fi reception which will be throughout the entire Moreland Courts property. Heat control in our buildings is bad and in some buildings it is as high as 85*. This new system is wireless and battery operated, which would allow wi-fi-activated thermostat control without any wiring to the various boiler rooms.

This pilot proposal would cost \$19,000 for the equipment, the installation, and the programming for our eastern boiler plant. If it works the way it is expected there will be three control stations where the thermostats can talk to each other, and the temperature in the buildings can be set to whatever we want it to be. This is a front-end loaded cost, so the other two stations needed will be less expensive than this first one.

Mr. Stroud has installed these systems in two large historic office buildings downtown and found them to be "unbelievably efficient". In both cases, natural gas consumption was cut by more than 50% the first year and he expects that it would do the same here. He is recommending that we act quickly to take advantage of cost savings this year.

On behalf of the Facilities Committee Jessica Schreiber moved and Benoy Joseph seconded the motion to approve the pilot installation of this wireless thermostat System. The motion passed unanimously.

Jessica Schreiber announced that the training sessions for the **Building Inspector Project** will take place in February after the gas meter replacement is completed. They are still looking for representatives in Buildings 8,10 and 11. Larry McHugh, Facilities Director, would like the project extended beyond maintenance concerns to include housekeeping inspection as well.

LANDMARK COMMITTEE: No report this month.

RULES COMMITTEE: Jan Devereaux, Chair, reported that a group of Owners in the East Tower have expressed interest in leasing some space to construct a patio on the rooftop of the East Tower. The only access to this space is through a 9th floor room which is leased by the Owner directly below the requested rooftop space and is being used by that Owner. Furthermore, the location of the requested patio space is within a few feet of the other patio on that rooftop section and would interfere with the privacy of that other Owner. In addition to other requirements, the MCCA Patio Policy require "minimal interference with the privacy of adjacent and/or other affected Unit Owners" and that "the Board must consider any objections from affected Owners." The current leasee of the access room and the adjacent space on the East Tower rooftop has objected to the plan.

The Rules Committee has solicited feedback from patio owners, other residents, and those residents involved in the request for the new patio as they studied this issue very carefully over several months and recognizes the sincerity of the East Tower residents in their desire for patio space. However, after visiting the site, seeing the means of access to that site, and after considering the privacy requirements in our MCCA Bylaws and the weight given to any objections by other Owners, the committee has concluded that the proposal would cause more than minimal interference with the privacy of the adjacent leasee, and that the objections of other Owners are reasonable and consistent with Moreland Courts policy. Therefore, the Rules Committee recommends that this proposal be rejected by the MCCA Board.

The Rules Committee is continuing to meet regarding the current patio policies and, as there are some inconsistencies in the current policy, will bring any recommendations for changes to this policy to the Board at a future meeting.

President Hickman remarked that the Board recognizes that all parties will not be pleased by the recommendation, but that the MCCA has been well-served by the policy that is in place. Jessica Schreiber then moved that the Board accept the recommendation of the Rules Committee to reject the proposal for an additional rooftop patio on the East Tower at this time. Gordon Wean seconded the motion and the Committee voted unanimously in favor of this motion.

NEWSLETTER COMMITTEE: Eric Schreiber, Editor of the MCCA Newsletter, reported that the Newsletter has not come out since December, as the Newsletter follows the Board meeting schedule. Another newsletter is being assembled currently for distribution in early February. He also reminded everyone that comments and questions are always welcome.

PRESIDENT'S REPORT: President Hickman reminded everyone that following the **Annual Meeting** it is the responsibility of the Board to affirm and appoint the composition of each standing committee. Therefore, each committee member should be thinking about whether their committee is doing what is needed, whether it should be more focused or more expansive, does it need more members, and whether more of particular types of members are needed for representative balance.

"Listening Sessions" have been scheduled starting on Friday, February 10 in the Gallery, at 10 a.m., 3 p.m. and 7 p.m. There will be at least two Board Members ready to listen to anyone who wants to talk about anything that is happening in Moreland Courts, what things they think need to be changed or should not be changed.

Bylaw amendments, which have been distributed to the Board, must be made to our MCCA Bylaws to bring them into compliance with recent changes in Ohio laws. One has to do with the Board's ability to use electronic means to notify Owners of any changes that require legal notice, including enforcement procedures, hearing procedures or timelines to follow, qualifications for Board members have changed, insurance requirements, and a five-year limit on record requests.

Benoy Joseph moved to accept these required changes in our Bylaws, Jessica Schreiber seconded, and the motion was passed unanimously. Signatures of the President and Secretary are required on them before filing them with the Court.

Thank you: Lin Emmons, Carol Lowenthal, Jessica Schreiber, and Pat Brownell were thanked for their combined efforts in writing their book: **A History of Morland Courts and Shaker Square: A Centennial History, 1922-2022** which was just published, and a copy was given to each Condominium Unit. Eric Schreiber, Rosalie Litt, Paul Stroud, and Mildred Brooks were also very supportive and helpful in this 2 1/2-year project which included many photographs and interviews with current and past residents, in addition to much historical research.

CORRESPONDENCE: There was no correspondence to share with the Board. However, President Hickman has written some condolence letters to appropriate families on behalf of the Board.

NEW BUSINESS: There was no new business.

ADJOURNMENT: On a motion by Carol Lowenthal and seconded by Jim Collins the meeting adjourned at 8:36 p.m. to go into an Executive Session to discuss personnel issues.



Carol A. Lowenthal, Secretary



Paul Stroud, Jr., General Manager

MORELAND COURTS CONDOMINIUM ASSOCIATION, INC.

Executive Session of the Board of Directors

January 24, 2023

The MCCA Board reconvened at 8:27 p.m. on January 24, 2023, in Executive Session to discuss personnel issues.



Carol A. Lowenthal, Secretary



Paul Stroud, Jr., General Manager
