



**BOARD OF MANAGERS MEETING  
MARCH 7, 2007**

**I. Call To Order:**

- a. The meeting was called to order by Derek Lane at 7:10p.m.

**II. Roll Call:**

- a. Board members present: Derek Lane, Chris Lattimer, Tom Kikta, Jim Thomas, Ed Kurek, Joe Lara (Property Manager)
- b. Residents present: Tom Kitka (709), Mary Deskovitch (614), Robin Raffel (713), Kelly Cacioppo (708)
- c. Guests: Michael Rutkowski (First Properties)

**III. Approval of Minutes:**

- a. The meeting minutes of December 12, 2006 were read and approved unanimously.

**IV. Manager's report:**

- a. Joseph Lara replaced Loretta Wheeler (who retired) as Vanguard property manager for First Properties.
- b. The attempt to settle with Rezmar for \$40,000 continues, but there was difficulty in reaching agreement. Hunter Alliance remains a defendant for additional costs.
- c. Property Assessment Appeal: The Cook County Assessor denied Vanguard's appeal for lower property tax assessment rates for owners.
- d. Life Safety Evaluation Plan: A plan for building evacuation in case of an emergency was submitted to the Fire Department and Building Inspectors.
- e. The trash compactor on the first floor was fixed.

**V. Old Business:**

- a. Election of Board officers:
  - i. President: Chris Lattimer
  - ii. Treasurer: Brian Stankos
  - iii. Secretary: Jim Thomas
  - iv. Directors: Ed Kurek and Derek Lane
- b. The service elevator's flooring is in need of replacement, and will be replaced soon.



- c. The west (alley) entry gate to the parking ramp needs immediate repair. Bids were examined and repairs of the gate the asphalt will be underway as soon as it can be scheduled.
- d. The issue of misuse of the guest parking places was discussed, and solutions to abuse considered. One possibility was distribution of temporary passes to all unit owners who could place them on guest's vehicles as needed. For now, this seemed costly and cumbersome. The current "honor system" remains in place, but with increased vigilance to identify abusers. The possibility of renting the two spaces currently owned by the Vanguard Association was discussed and tabled.

**VI. New Business:**

- a. Life Safety Evaluation Plan: Joe Lara distributed the emergency preparation plan submitted to the city as required by law.
- b. General maintenance: Roof level masonry repairs will be undertaken, annual Balcony Permit renewed, and other maintenance/repair items examined and addressed.
- c. Video Camera security System: A new video camera security system will be installed to supplement the current Brivo security system. Although not accessible to resident, it will add a level of monitoring beyond the current video security accessible to residents on tv in their units.
- d. Snow removal issue: In the last snow storm, our snow removal system also removed the sod on the west side of the building. 1P will seek compensation from the company for repair.
- e. USA/DISH issues: A few Board members met informally with Roddy Glenn on February 12 to discuss ways to resolve some of the issues raised by Vanguard residents. On result of the meeting was a promise of upgrades and a streamlined customer service procedure, as announced in the flyers distributed to Residents by Roddy. A summary of the meeting is attached (see Attachment I).

**VII. Sales and Leases:**

- a. None.

**VIII. Announcements:**

- a. None.

**IX. Home Owner Forum:**



- a. The issue of bike spaces in the storage room was raised. It was felt that some people are using spaces without a permit. The issue will be placed on the agenda of the next meeting.

**X. Executive Session:**

- a. The Board met in closed session to discuss a resident issue.

**XI. Adjournment:**

- a. The meeting was adjourned at 9:00pm.