

Home Improvement Committee Meeting Notes March 3, 2021

Present: Erik Butka (chair), Chuck O'Bringer, Becky Rossof, and Michael Parrie (Board liaison). Timothy Patricio (property manager) was available for consultation and guidance.

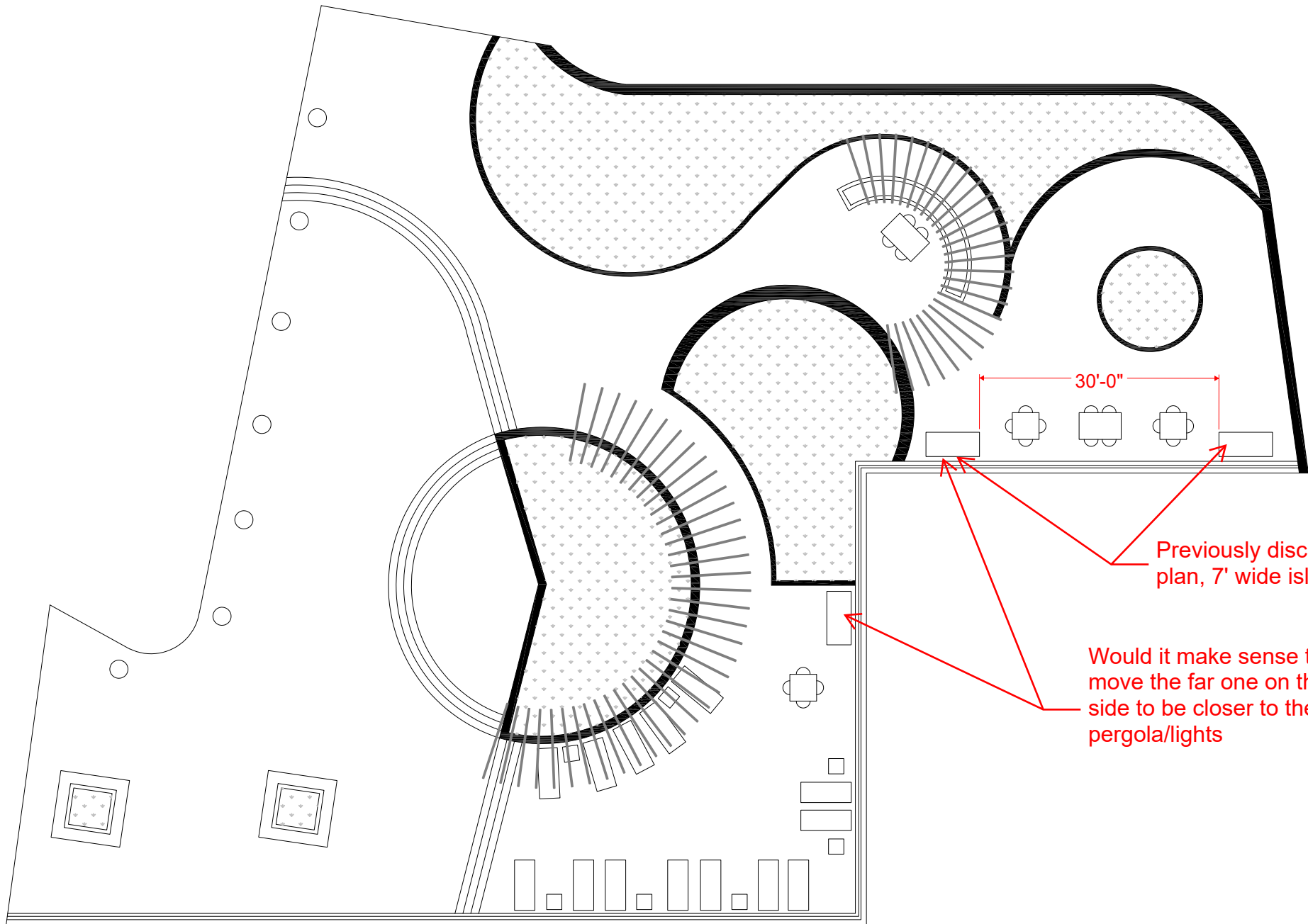
1. Regroup / General Discussion / New Items
 - Our last meeting was Feb 20, 2020
 - String lights were installed last year, and there has been very positive feedback from our building as well as next door buildings
 - Lights will be tested this spring to order replacements if needed
 - Perhaps the bulbs were removed for the winter
 - Becky is concerned about the amount of stuff that blows up from the chute; she has been covered by it on her clothing, hair, etc. Becky has to shield her face whenever opening up the chute. People are throwing too much loose stuff down the chute. Perhaps we need to educate our residents. Tim will ask Patrik why there is so much blow back. It litters the service area. Tim explained that there will be blow back when the compactor is opened. Becky said it happens around 8:30 pm. Tim will recycle an old article about garbage chute etiquette and post in the news and updates. Chuck mentioned the rubber flap is not functioning on the 16th floor.
2. Review Charter
 - Michael clarified that he does not have an official vote on this committee
 - Erik suggests that the beginning state the committee advise the board of issues in addition to the board asking the committee to explore topics (more two-way communication)
 - Renters cannot be members, but can attend
 - **No need to add 'only members in good standing' can vote. In the event of a vote, members do not need to be physically present to vote but need to submit in writing before the meeting.**
 - The no spending authority reference was added to all commission charters, per the board attorney; the Board designates either the commission chair or the property manager to solicit bids on topics approved by the Board
 - Erik will update what we discussed and send to Tim and Michael
3. Revised Timeline of Projects
 - Signage, 2P to Floor 2 (2022-2023)
 - Party Room (2022-2023)
 - Elevator Cabs (2023-2024)
 - Hallways (2023-2024)
 - Tim explained the timing of the pandemic and how we had to shift everything around by a year or two. The hallway was postponed due to needing to get risers addressed.
 - A mock-up floor could be done a year in advance.
 - Tim pointed out a full reserve study was done so we have updated numbers; inflation and rising cost of materials are taken into account

- We discussed how owners may not appreciate remodeling hallways during a severe economic downturn; doing risers is at least more essential and justifiable
4. Other Projects in Reserve (Taken from Proposed Reserve Project Definitions)
 - 2022/2023
 - i. Mall Area Renovations, \$104,500
 1. Tim explained this is in the reserve study and recommends a spruce up (doors, ceiling, light fixtures, etc.)
 2. Tim doesn't think we need to do anything now; we may end up not doing it
 - ii. Party Room Renovations, \$39,700
 1. This may be addressing the floor in which we want to remove the wood floor which buckles with water leaks and replace it with vinyl flooring
 2. Furniture and flooring
 3. Sound was an issue that social committee thought is too expensive
 - 2023/2024
 - i. Roof Lighting Project, \$63,000
 5. Plantings w/ Brightview
 - An order was made for spring
 - Tim asked if we can have a plan for summer, fall, and winter ready
 - Crabapples on plaza planter and the park – there is a fungus spreading; Tim said a treatment will be given to our trees
 - We would like Kent's input for planting selections
 - Becky is concerned about watering and Tim said irrigation is being explored (and funded) for driveway and 2nd floor deck
 6. BBQ Islands and Lights
 - Board has advised to move forward for this season
 - Last time discussed, (2) 7 foot wide islands w/ 30" grills
 - Hopefully receive bids from Chicago Grill Company who we worked with last year, and All Seasons who is our pool vendor. Any suggestions on 3rd company?
 - Timeline – CGC is very busy, would like to install in April/May if possible, running a 4-week lead time, have not heard from All Seasons yet
 - Budget of \$18,000 for BBQ and another \$10,000 for post lights
 - Erik said string lights do a nice job of lighting; maybe we don't pursue post lights to save the money
 - Post lights may blow over or disrupt the membrane
 - It's not a big issue if we change our mind this year to decide to add post lamps next year if they are really needed; or we add more string lights
 - Erik recommends separating the BBQ islands so they are on perpendicular corners; this provides more separation. **Committee agreed to move forward with this layout.**
 - Tim said that the BBQ grills are safely away from the tower
 - Erik presented different pictures of the stone
 - Vendor said lead time is four weeks
 - Erik has two companies (noted above) and Tim will get a name for a third vendor to bid

- Ledge stone is rough, and honed stone is a smooth flat finish
- Granite countertops – if we did black, it would retain heat over the summer
- The granite needs to be covered for the winter for protection
- The stain for the pergola would be done; Becky asked if we are changing the color of the deck? Last year, the stand-alone planters needed to be stained; Tim said we have enough left over for touch-up; Tim said the entire deck is stained every two or three years; stain is not expensive, but the manpower is what adds up; Tim offered that our maintenance team can stain the deck this year if we wish, but we need to give Patrik a heads up now so he can plan
- Erik recommends pewter or mocha birch; the gunmetal of the furniture should be considered, and the countertop should be opposite of the bottom tile (contrasting)
- Chuck asked if we have a power-washer to clean the tile? Tim said the rules apply in which residents clean up their mess; Tim said yes, we have different spray-washers.
- Smoother tile would be easier to clean than the rough texture – everyone agrees to the flat, smooth tile
- We can order a custom cover for the winter

7. Garage Retrofitting for Electric Vehicles

- Discussion Only – Tim reports that he's getting more inquiries about putting in infrastructure for it.
- Need to look out for the future, but don't want to jump the gun and put in technology that is going to be outdated as soon as we put it in
- Tim said he has gotten more inquiries about charging stations over the past two months compared to the last ten years; David Barnhart said this is becoming a hot topic, but he doesn't recommend doing anything now. Perhaps in budget season, we look to add something
- Becky asked who pays for the installation of outlets; are there meters for each car? Tim said an example is put in debit card to pay for charging your car until it's full of charge; Tim is thinking of one or two charging stations, not necessarily a permanent parking space for people
- Tim explained there are two cars who get charged quarterly for their car charging (one owner it cost \$3,000 to install) (one is on 1P and one is on 2P)
- **Perhaps if interest increases, we could try a shared cost system. Instead of spots scattered throughout the garaged. Shuffle some spaces around to get a certain amount of spaces in a row to run one, single line with offshoots to each space. Then the total cost is split between those that are interested.**



30'-0"

Previously discussed plan, 7' wide islands

Would it make sense to move the far one on this side to be closer to the pergola/lights



Previous Example (Chicago Gas Co.):

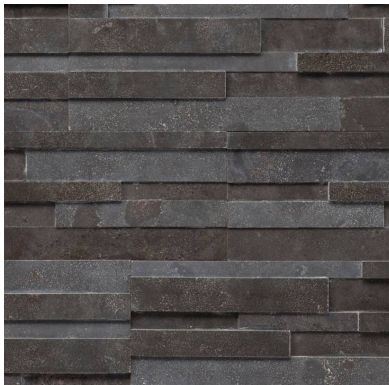
Black/Gray Granite Countertop w/ Pewter Honed Tile

Need to verify availability of all colors in 6" x 24". Pewter and White Birch confirmed.

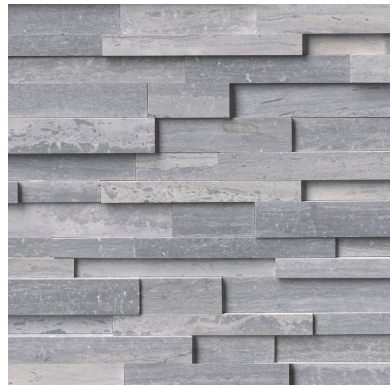


Way too many granite options to choose from, first decision would be textured like this, or more solid like the example?

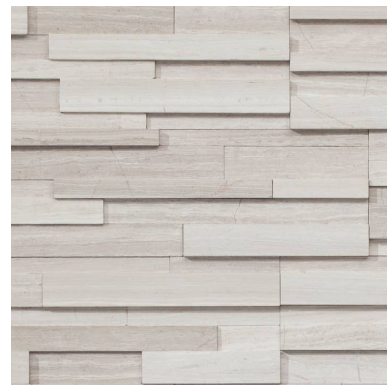
Not a lot of shade coverage, should not go too dark.



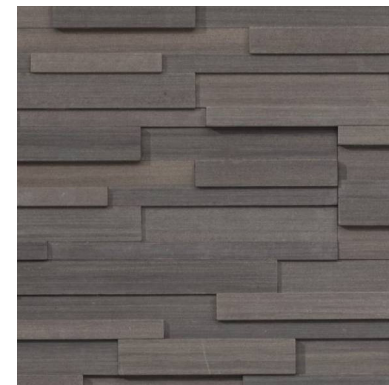
Carbon - Honed



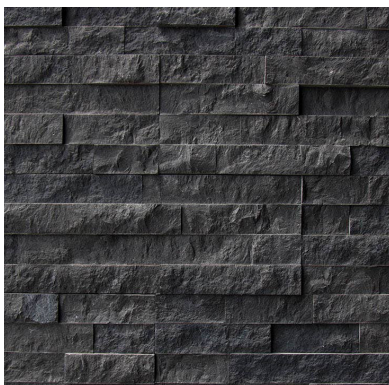
Pewter - Honed



White Birch - Honed



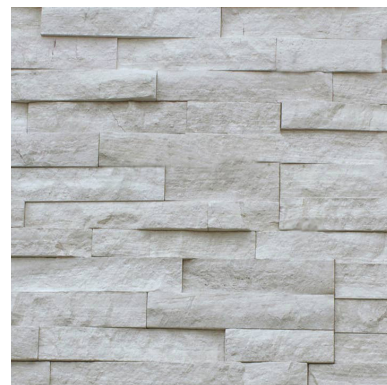
Mocha Birch - Honed



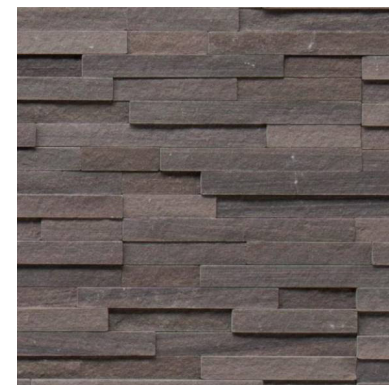
Carbon - LedgeStone



Pewter - LedgeStone



White Birch - LedgeStone



Mocha Birch - LedgeStone



Picture from All Seasons



Waterfall Edge Options



Picture from All Seasons



Seating Extension Options