**April 10, 2024 Monthly Board Meeting** | Minutes

1. **Call to Order and Declaration of a Quorum**

Board Member Matt Rodgers called meeting to order at 7:00pm

Board Members Present: Matt Rodgers, Raquel Amorese, Will White, Adam Vicencio, Alex Chatziapostolou

1. **Financial Report** *as of Apr. 10, 2024*
   * **Accounts**

|  |  |  |
| --- | --- | --- |
| Chase | Operating Account |  |
|  | Reserve Account |  |
| Byline | Operating Account | **$9,230.77** |
|  | Reserve Account | **$31,419.54** |

* + **Banking**Reconcile accounts for March so we can transition the Operating account to Chase. Then, we can assign the Chase as our Operating. Will close Byline accounts mid-May.
  + **Property Taxes**Successfully appealed our property tax increase by $5,200 for the building ($250–300 on average per owner). Continue to monitor property taxes annual thru our attorneys.
    - Owner should already be able to see the additional charge on their Buildium account.

1. **Facilities**
   * **Masonry:**
     + The masons will begin work in the next couple of weeks. Will notify roofing company to remove flashing and prepare for wall reconstruction. Owners will be asked to move cars once a plan is in place (using swing lift).
   * **Electric Assessment Report**
     + From Raquel (as of 4/10) – Nothing to report yet. Specialist came to assess the common areas and we may be able to qualify for a few green energy programs. More assessment is needed. Hopefully the board will have more to report during the next meeting.
   * **Basement Heaters**
     + Plan for new heating before winter.
   * **Landscaping Report**
     + Proposal from Evanston Landscaping for $2,817, seeding lawns $890
       - Quote is still too expensive. The board is looking at more permanent solutions, possibly removing the grass from the façade area.
2. **Owner Affairs**
   * Sales. No units on the market. Welcome to Anais Cotillas (127 1E)
3. **Discussion**
   * Bakery/ Dispensary almost ready to open
   * Envision Evanston 2025 (city-wide): A governing document that comprises a city and lays out the general outlines of what the city wants / needs to be (Housing / Schools / Streets / Parking). Surveys will be distributed to Evanston residents soon.
4. **Executive Session**
   * Rental Exemption Petition
     + The board will send an email to all owners will receive an Exemption Request Ballot for #131 1W  
       Vote is to be submitted by April 27
5. **Adjournment**