**February 7, 2024**

**Annual Board Meeting** – Minutes

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

Board Member Matt Rodgers called meeting to order at 7:05pm

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

1. **Financial Report** *as of Nov. 30, 2023*
	* **Loan Balance** is paid off. Some residents still owe ~~the~~ a small amount. ~$4000 will be coming in and it will be moved to the operating budget.
	* **Chase** – Moving to a bigger bank, we will be able to take advantage of better online features. The board will convene and make the change.
2. **Special Orders of Business**
	* **Masonry:** Beginning work on the east wall. We will have to put down approximately a $4,000.00 deposit.
		+ We will need to move a few cars for scaffolding. At times cars will be able to ~~work~~ park in the evening but they will need to move by 8am.
		+ Motion to approve the $21,980.00 bid by Will White, second by Adam Vicencio
	* **Space Heaters:** For the heaters that are not working, they are not worth repairing. Suggest replacing the two that work with electricity and turning off the two that are not working.
		+ Adam to begin research on Heaters (total of six) able to heat 420 square feet + one smaller one for the garden room.
		+ Start looking at estimates in July
			- Probably a cost of ~$5,000.
3. **Owner Affairs**
	* Jennifer Pixler’s apartment is on the market.
	* Matt to follow up with Jonathan to add an exemption on renting
4. **Neighborhood Announcements**
	* 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.
5. **Discussion**
	* Board will look for someone to come in a do a total spring cleanup
6. **Adjournment**