

**The Chesterfield Cooperative
Board of Directors
Meeting
May 10, 2009**

Attendees

- Genie Grohman, president
- Bill Bramble, secretary
- Chris Plante, treasurer
- Vin Byrne, finance committee chair

Approval of Minutes

The secretary reported that the minutes for the March 31, 2009, meeting of the board had been approved by e-mail. They will be posted on the cooperative's website (hosted by Tilton Bernstein Management, Inc.).

Carpeting Noncompliance

The board discussed the continuing problem of a unit that is not in compliance with the Chesterfield House Rules on carpeting. The shareholder was informed several months ago—on several occasions—and had promised to comply. In light of the continuing noncompliance (and neighbors' complaints about noise), the board voted to assess a fine of \$100, effective June 1, 2009, if the unit is not in compliance by that date; the board will increase the fine on a monthly basis until the unit is in compliance. Board member Chris Plante will also speak directly with the shareholder.

Maintenance/Upgrades to Unit #104

The resident manager has submitted a request to various repairs and improvements in his unit, involving the carpeting, painting, and caulking. The board voted to install new wall-to-wall carpeting and carry out the other repairs/repainting. Vin Byrne will oversee this work, after inspecting the unit with Mike Boyd, who will do the work except for the carpeting.

“Extraneous” Hardware

There are 17 unit doors that have old or “extra” hardware (peepholes, locks, buzzers, nameplates) that was not removed when the new locks and hardware were installed. For most of them, it would be relatively easy to remove the hardware and paint or plate the area, and some residents have asked if that is our intention. For some of them, however, it may be difficult or expensive to “fix” the situation, and some residents may prefer that nothing be done. The board

decided that (1) each of us would look at the variety of situations and possible solutions and (2) we would determine the wishes of the shareholders of the 17 units. After we have a better sense of how big the discrepancies are and the possible cost of making all the doors (or almost all of them) match, the board will consider what it wishes to do.

Stairwells and Trash Rooms

The board considered two bids for painting the stairwells and trash rooms (it having been determined that waiting until next winter would not appreciably affect the cost). Seeing no significant difference in the scopes of work, the board selected the less expensive bid, unless there is advice from Roger Tilton that the higher bidder offers extra value or is otherwise a better decision. [Tilton subsequently informed the board that both bidders are excellent and so will pursue a contract with the less expensive one.]

For the trash rooms, there is also the question of what we want to do about the floors: if anything, that work should be done before the painting.

Bramble suggested new flooring like the one in the lower level: it is easy to clean, indestructible, and deadens noise. The board enthusiastically agreed to ask Roger to get information about this approach.

Landscaping

The board concluded that the proposal for upgrading the landscape from last year is out of date (some of the work has been done, and other plantings and upgrades have been made); the grounds are looking quite good; and the time is past for major spring work. The board tabled any action on landscaping this year.

Plans for the Annual Meeting

The board agreed it is shaping up to be a very quiet year—for a change. We will prepare a graphic for the financial information, to be presented by Chris, and Genie will prepare a brief report on the year.

[NOTE: The minutes were approved by e-mail on May 16, 2009.]