

**Record of Actions: Board of Directors
Chesterfield Cooperative**

November 15, 2009

NOTE: This document formally records the actions taken by the board of directors between April and November 11 through e-mail and other communications.

Boiler: The board considered the report of a mechanical engineer who had been hired to assess the condition of the boiler and the possible need for a replacement. The engineer's report concluded that the boiler, which is 20 years old, is in fine shape (the average life of a boiler is about 40 years). The emergency burner replacement earlier this year replaced the only part that that does wear out in this amount of time. The engineer did recommend work on the piping from the boiler to the flue and on the flue, at a cost of \$17,000. This work would get everything connected with the boiler in tip-top shape. The board approved the recommended work. [August 5]

Lobby lighting: The board will ask Vance to adjust the timing on the lights in the lobby to leave it more brightly lit later in the evenings. [August 12]

Additional bike storage: In the garage, there is a 14-foot wall that is within a two-foot alcove where contractors frequently store materials while working on projects. The board considered a proposal to install hooks in that area for four bikes that could be locked and off the floor and would not interfere with access to any parking space. The cost is roughly estimated at \$300. The board approved moving ahead with the proposal. [August 13]

Door repainting: The board approved touch-up painting on all the doors in the building as identified by Vance. [August 17]

The board decided to continue using Goldklang, Cavanaugh & Associates for the cooperative's annual audit. The board also approved a change in the way that information about real estate taxes and mortgage interest paid will be provided to shareholders. Shareholders will be provided with a spreadsheet at the end of each calendar year, rather than individual 1098 forms. [November 5]

The board approved the recommendations of the decorating committee for mirrors for all the floors and for the purchase of artwork for the lobby. [October 29 and November 11]

Unit Issues and Actions

Noise complaints: Following up on a fine voted for repeated (though minor) noise violations emanating from unit (###), a member of the board met with the shareholders involved and came to an agreement about carpeting; the board suspended the fine. [May 30]

Cooperative responsibility for restoration work after repairs: In response to a shareholder's request that the cooperative pay for the cost of replacing all the tiles in a bathroom in unit (###) after some plumbing work, the board decided that the cooperative would pay up to \$2,000 for the work, with any additional cost (for a broader area, more expensive tiles, or other work) would be the responsibility of the shareholder. [July 15]

Termination of shares: The board adopted a resolution of termination of shares for the shareholder of unit ### for nonpayment of cooperative fees. [July 15 and October 14]

Fine: The board approved a fine for the owners of unit (###) for a serious violation of the noise rules in the House Rules. [August 17]