

Home Improvement Commission Meeting Notes
October 16, 2023

Present: Kent Brave, Erik Butka (chair), Betty Terry-Lundy, Michael Parrie (Board liaison), and Timothy Patricio (property manager)

Guests: Mel Crum and Rob Laskov

Agenda

1. Fall Plantings
 - a. Look great
 - b. Pots need to be watered
 - c. Some plants blew away, and Tim said the Yellowstone arrived within an hour to replace
 - d. Tulips will be red
2. Hallways
 - a. Board approved the change orders
 - b. Service area – Tim is going to discuss this with Green Tech, but we are waiting on materials
 - c. Tim thinks Green Tech will continue on with each floor and will “catch up” with the prior floors done
 - d. Imperfections such as drywall are not being addressed – this would take \$22,000 per floor – a board member did a walk-through with Tim and Green Tech to discuss
 - e. The calendar acknowledges when the doors to units will be open
 - f. We preferred the smaller light fixture for the service area and the Board approved a dollar amount for each service area floor
 - g. We would like to do a sample trial of a service area floor before mass ordering
3. Elevators
 - a. Tim has three bids from three vendors and has questions for each of them
 - b. The numbers are coming out as we expected, especially since we are not doing the two service elevators nor the two mall elevators (we will do the ceiling #5 service elevator)
 - c. Otis is including balancing and sensors for the elevators
 - d. Erik asked how much it would cost to make the button panel ADA complaint but not touching anything else, such as a voice announcing the floor (we suspect this could be expensive (\$60,000) but may be worth considering)
4. Roof lighting
 - a. Tim showed us an example
 - b. We need to decide on a schedule and if we will go dark when there is no holiday season
 - c. City ordinance states that the lights must go off, such as at 11 pm or 12 am
5. 50th anniversary items
 - a. Models make sense to put out somewhere – perhaps on the coffee table at the low-rise mailboxes (Kent recommends linseed oil to be applied to the wood of the mailboxes)
 - b. The pictures should not go on the pillars (only on a huge wall) – we recommend a clean look and only putting them behind the mailboxes on the low-rise side bricks
6. Terrazzo

- a. It does not appear around the core of the elevator where carpeting currently exists or is not in the elevator
 - b. We discussed how it may be nice to put hard surface flooring rather than carpet (this is the committee's recommendation)
 - c. Betty said most high rises downtown have hard surface in their elevators
7. Risers – 10 more risers to do – this will begin August

Next meeting: Monday, November 27 at 6 pm in the party room (won't do the third Monday of the month because it's the week of Thanksgiving, and we assume Board will cancel the secondary board meeting of the month)