

HILLMAN HOUSING CORPORATION



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HILLMAN BOARD MEETING RECAP

Board Meeting, February 12, 2020

AGENDA AND KEY DECISIONS

1. **Sales / Subleases:** One sale was approved.

2. **Manager's Report**

- H building D-line gas outage update: Completed! Gas has been restored.
- E/F laundry room update: Electrical installation is complete, sprinkler lines have been put in and awaiting connection to the domestic water line. Mgmt estimate for restoring service: 2/26. Additional research will be conducted on approaches for addressing compliance for Hillman's other laundry rooms.
- Elevator update: A/C/D/F/G/J are complete; B building: 1st car is complete, 2nd car taken out of service; E building: 1st car completion estimated for 2/13.
- Deaerator replacement: Unit has been delivered and installed, steel construction starts 2/13-14.
- Steampipe Leak Lewis Street: Management is working on claim for repairs (\$233K) from contractor & insurance. The steampipe is the shared responsibility of Hillman and Amalgamated as it is not in the boiler room but part of the delivery system heading west. The contractor who was working for the city has acknowledged responsibility.

3. **Board Committees Reports**

Buildings and Grounds:

- The Board reviewed contractor performance and discussed areas where we need to develop options.
- The committee shared a presentation on energy efficiency planning and CMA readiness with the Board. No decision was made.
- The Board reviewed LED-lighting proposals. No decision was made.
- The committee shared a presentation on video doorbells and discussed options and guidelines for allowing shareholders to install these on their doors. Will review with the House Committee. Additional security measures in the face of recent graffiti incidents are under consideration. No decision was made.
- The Board discussed pros and cons of mandating homeowners insurance for shareholders.
- Buildings and Grounds themed Town Hall has been confirmed for Monday Apr 27.

Finance:

- Finance shareholder meeting has been confirmed for Monday Feb 24.
- It is anticipated to draw from the credit line for remaining elevator capital in April.

Garage:

- The Committee has made progress in our discussions with Area Garage; discussions will continue towards resolving Hillman's outstanding issues with the garage tenant, and have already yielded some positive results for Hillman. However, because of their ongoing nature, the substance of these negotiations must remain confidential until fully resolved.

4. **Shareholder Letters:** The Board reviewed shareholder letters and discussed answers.