

# 2014 Board Report to the IAC Homeowners' Association

January 2015

## *Financial integrity*

1. Concluded 2014 year 1% over budget on expenses (about \$4,500). Unbudgeted expenses throughout the year included completing the painting project this year instead of spreading it out over five years, as well as 4K to repair garage door, 4.2K for mandated fire safety upgrades, and 4.5K for additional cleaning.
2. Homeowner dues collections at 98.5%.
3. Homeowner monthly dues increase for 2015 is 4% (1 1/3 cents/sq. ft./month.) This year's increase was necessitated because of \$5,000 increase in parking lot lease, a substantial increase in insurance, and \$14,000 first year payback to reserve fund for carpeting and Board directed increase in reserve fund target.
4. Our current dues are 12% higher than they were seven years ago, January 2008---an average of 1.71% increase per year. Last year the increase was 1%, two of the preceding years it was 3%, and three of the preceding years there was 0% increase.
5. Board developed a Reserve Guidelines policy in August. 2014 end of year target is \$164,000. 2014 end of year actual, \$164,000. Target will be increased annually tied to cost of living. Target for 2015 increased by \$4,900. Guidelines permit draw down from reserve fund when needed, but must have a rational pay back plan in place.
6. Arranged an \$80,000 line of credit with Stock Yards Bank in order to back up our reserves if needed. We currently plan to pay for our carpeting project with reserve funds.
7. 2013 audit report was received and reviewed. A clean audit with no concerns.

## *Facility Maintenance*

1. Significant problem with contractors and movers damaging facility when using Vermont and Meridian entry ways. Major effort to require that garage or Pierson Street (alley) door be used.
2. Storage Unit area "deep cleaned" in April.
3. Parking garage cleaned every six months. Second cleaning was double cleaned.

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4. Board contracted for two major supplemental cleanings in the first floor area including all of the woodwork, the wrought iron railing that goes from the basement to the third floor, the marble wall trim and marble base as well as the painted crown molding, trim, and egg and dart molding in the Meridian and Vermont lobbies.
5. Maintained window cleaning at twice per year (approximately every 6 months.)

### *Facility Enhancement*

1. All hallways and doors painted. In addition 9th floor stairwell to rooftop, sub-basement hallway to storage area, and annex lobby painted.
2. Master cleaning plan updated including the hiring of a professional cleaning company to do targeted supplemental cleaning.
3. Phase II of landscaping master plan completed. Also trees trimmed and sprayed and additional fresh peat moss applied to beds. Third and final phase approved for 2015.
4. Additional lighting installed in stairwell to rooftop for safety reasons.
5. Original furniture from Meridian Lobby and Golf Room distributed throughout various hallways in main building and annex.
6. Updated Door King call box software for entryway doors---technology was outdated.
7. Signed carpeting contract with the Blakley Corporation.
8. Elevator Brass professionally polished in spring.
9. Additional foam padding installed in weights area of fitness center in an attempt to ameliorate noise in adjacent condo unit.

### *Communication and Transparency*

1. Summary of monthly Board meetings e-mailed to all homeowners and renters (115 addresses.) Also posted on website.
2. Maintained IAC presence on Facebook.
3. Periodic informational emails sent to all residents and absentee homeowners.
4. Four page New Resident Information flyer created and to be distributed by a Board member to new residents as they move in. Copies were shared with all homeowners and renters.

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## *Policies and Regulations*

1. IAC Rules and Regulations updated and provided to all homeowners and posted on website.
2. Door mat survey: fifteen responses - four against door mats, eleven in favor with significant stipulations. Board voted to make door mats optional, but must use standardized IAC door mats. Door mat policy presently on hold while awaiting new carpeting.
3. Since moving vans seemed to persist in blocking the exit from the South Parking Lot onto the alley, the Board adopted a policy regarding where moving vans should park. They even painted a line on the asphalt.
4. In an effort to prevent damage to entry way steps and elevators, dollies permitted only through back alley door, garage door, and on west elevator.
5. Board and Ardsley Management created a Moving Agreement form which is to be signed by all residents prior to move-in.
6. At request of several homeowners Board is developing a revised and updated "dog policy." A draft is currently being reviewed by Board members and legal. It will be submitted to all homeowners and renters for comment before final policy is promulgated.

## *Other Projects*

1. Application to be included on National Historic Register in process.
2. Board decided not to go forward with idea to sell golf simulator room. Golf simulator room now IAC Game Room with ping pong and foosball. Board plans to conduct survey early in 2015 to determine ping pong vs. pool table, since there is not room for both.

## *Other Board Actions*

1. Appointed Frank Hrisomalos to fill Board vacancy created when Jennifer Bissett resigned to move to Fiji.
2. Board and Ardsley Management began quarterly walk-throughs of both buildings. Three walk throughs completed to this point. The walk through group consists of two Board members, two House Committee members, and two representatives from Ardsley Management - Chris Noll and Carl Smith. Findings and recommendations are presented to Board for action.

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3. Ardsley Management and Board hosted a Realtor Open House in May. The idea is to help sell units by touring the realtors through our common areas and communicating pluses of living in the IAC. Plan is to do this every six months. (November open house postponed pending decision regarding new carpeting.) A "Realtor Guide" for use by realtors has been published and copies are available to realtors in the mail room.
4. A three ring notebook has been developed for new Board members which includes official documents, internal Board policies, a spreadsheet of all residents and absentee landlords, and other useful documents.
5. Bike sticker program to begin early 2015, since bike racks are full and there is no way to tell if any of the bikes have been abandoned.
6. Joined Downtown Indy. Benefits include access to an arborist and low cost or complimentary tree replacement if and when necessary.
7. In November Board established a "Welcome Mentoring Program" where Board members are assigned as short term mentors for all residents as they move in.
8. Board voted to commission a graphic design artist to sharpen up the AC logo inherited from Healthview and make it our official IAC Condos logo.
9. In December Board unanimously voted to renew our Ardsley management contract.

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### **Specific Details about the selected carpeting:**

- The contract for purchase and installation is with the Blakley Corporation. The carpet is from the J&J Flooring Group and is part of their JJ-Invision, Atrisan Collection. It comes in broadloom 12' wide.
- The pattern is called Barcelona and has a 15.50" W x 13.75" L pattern repeat which is a suitable size for our hallways.
- It is a patterned cut and loop construction which give it a "wool" look.
- The yarn is solution dyed for colorfastness and is called Encore BCF with recycled content.
- The yarn is also stain resistant.
- The yarn is very durable and will not show wear for many years if taken care of properly.
- The face weight is 41 oz. which is heavier than many commercial carpets with most ranging between 22 and 36 oz. weights.
- A different pattern, Bravura Photo Opt., has been selected for the North Lounge, the 9th floor, and the 4th floor.

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## **Potential Board and House Committee Projects**

All costs are estimates. Listed in no particular order.

1. Complete Meridian Lobby enhancement - \$11,000
2. Complete rooftop enhancement - \$3,000
3. Lighting in game room - \$800
4. Re-activate virtual golf - \$2,500
5. North lounge - undetermined
6. Enhance Annex entry - \$10,000 - \$12,000
7. Garage south wall - undetermined
8. Tuck pointing - \$8,000 - \$15,000
9. Polish brass signs on building exterior - \$100
10. Apron in alley outside back door, blacktop or concrete - \$800
11. South parking lot fencing - \$22,000
12. South parking lot gates - \$12,000
13. Fitness center, new door and move built-ins - \$2,000
14. Powder coat exterior doors - \$1,000
15. Seal coat south parking lot - \$5,000
16. National Historic Register application - undetermined
17. Memorial to firemen who lost their lives in 1992 IAC fire - undetermined

# 2014 Board Report to the IAC Homeowners' Association

## IAC 2014 Committee Reports

### Community Life Committee

1. Moved whiteboard from conference room to mail room in order to enable all residents to post activities to which others may be invited.
2. July 4 cookout in South Parking Lot.
3. Third floor had annual holiday progressive dinner in December. The fourth floor had a reception for all 4th floor residents earlier this fall.
4. Julia Wicks appointed Chair for 2015. Board Representative to be appointed by newly elected Board.

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## Synopsis of House Committee Responsibilities and Projects

**INTRODUCTION OF HOUSE COMMITTEE MEMBERS** Jason All, Allyson Baker, Scott Barratt, Barb Benson, Janice Coleman, Michele Hubler, Allyson Karr, Carol Lukemeyer, Alan Nelson, Rayce Nahamias, Julie Peters, Carol Sears (who often attends meetings via SKYPE from her office in Peoria, IL) and Julia Wickes, Chair. Dale Benson served as our Board Representative.

**BACKGROUND: RESPONSIBILITIES OF THE HOUSE ACTION COMMITTEE:** Our responsibilities involve the public parts of the building. We make recommendations to the Board for areas inside and outside which have been identified as needing additional attention. Sometimes these are repairs, sometimes upgrades, with an eye on making this building a more comfortable and attractive place for us all to live. We believe that these enhancements make our property very competitive in the downtown housing market.

Upon selecting projects or being asked by the Board to tackle projects, we provide detailed research, vendors, facts, and cost estimates in the form of PROPOSALS to the Board. IT IS IMPORTANT TO NOTE: The Board has the final say on all projects. Once a proposal has been approved by the Board, House Committee Members almost always oversee the project through completion, working with vendors.

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**PROPOSALS ARE SUBMITTED TO THE BOARD IN SEPTEMBER** The annual budgetary process for IAC Committees calls for written proposals to be submitted in September of each year. These proposals are reviewed and results are announced during the last quarter of the year. Our new budget, based on our submitted proposals started on January 1, 2015.

September proposals for 2015 projects are:

- 1) Continuation of Rooftop Furniture and Accessories (Phase III)
- 2) Continuation of Meridian Lobby projects, North Lounge Projects,
- 3) Annex entry

## 2014 PROJECTS OF THE HOUSE COMMITTEE

**ROOFTOP FURNITURE AND ACCESSORIES** In the Spring of 2014, Jason All and Carol Sears, co-chairs of this subcommittee, arranged for the Rooftop Phase II purchases of lighting and urns. Lighting consisted of pole lights at each corner of the rooftop deck area and an extra light at the door, plus three pendent lights on the stairway between the 9th floor and rooftop. Urns were also purchased. New ottomans for the chairs replaced the old ones which had been damaged.

**MAIN FLOOR COMMITTEE** tackled many projects this past year.

- a) Oversaw installation of the Meridian Street Entrance chandelier which was purchased in 2013
- b) Researched and purchased a center table for the Meridian Street Entrance
- c) Researched and purchased an urn and floral arrangement for the center table
- d) Researched, purchased and oversaw installation of mirrored panels for the Meridian Street Entrance
- e) Purchased and oversaw installation of painting for the Meridian Street Entrance
- f) Oversaw the hanging of IAC Foundation art on loan to us in the North Lounge
- g) Moved the piano from the Meridian Street Entrance to the North Lounge
- h) Hung new art on loan to the IAC from Todd McKinley and Julie Peters in the North Lounge and Basement elevator entrance

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i) Interested House Committee members met to discuss ideas for updating the North Lounge

**LANDSCAPING THE NORTH SIDE OF THE IAC.** Barb Benson heads up the Landscape Committee. We have been installing landscaping in phases. This year, the second bed was installed. There is one more bed to be installed in the Spring of 2015. This year, some of the new landscaping had to be replaced due to damage by dogs.

**IAC FOUNDATION ART ON LOAN.** A couple of years ago, several members of the House Committee went to the Columbia Club to view artworks that are the property of the IAC Foundation. The IAC Foundation was started by members of the IAC when it was a club for the purpose of collecting the best of Hoosier art. Since it was a Foundation, it did not technically belong to the Athletic Club but was stored there, hanging on the walls. When the Indianapolis Athletic Club dissolved, the paintings, being in a Foundation, were not part of the sale, but a separate entity. The Columbia Club was willing to store them there, hanging many on its walls and placing the rest in storage.

Janice Coleman, House Committee member, arranged for us to look at the art that was in storage. We worked out an arrangement with the Foundation that enabled us to borrow some of the works. We currently have 17 pieces for 2 years with the option of renewal if agreed upon by both parties. The IAC is responsible for the insurance costs. Last January, Janice and Jack Coleman hosted a cocktail and appetizer reception where residents had the chance to view the works which now hang in the North Lounge and on the third and ninth floors for all residents to enjoy.

**HISTORIC PRESERVATION STATUS.** Janice Coleman has also been heading up the application for the IAC to be placed on the NATIONAL HISTORIC REGISTER. She has just submitted the required documents and we are now sixth in the queue for the second phase of National Historic Landmarks review. If no more corrections are required, it will be sent to Washington, DC for the final approval. If approved, it could potentially enable us to receive funds for repair and restoration for the outside of the building.

**PLAQUE TO HONOR FIREFIGHTERS.** In 1992, there was a fire in the Indianapolis Athletic Club. Two Indianapolis firefighters lost their lives fighting that fire. House Committee member, Allyson Baker, has been meeting with the Indianapolis Firefighters' Class of 2013, who desire to join with us in this project, and a sculptor, who is also a firefighter, to create a design for a commemorative plaque which would hang on the outside front of our building.

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## SOMETIMES WE ADVISE.

a) Committee members, led by Michele Hubler, provided color palette options for the scheduled repainting of floors 2-9, including the stairs to the rooftop and the Annex. Owners on each floor were given the opportunity to vote for their color choice.

b) Committee members, led by Michele Hubler, researched and consulted with the Board on the purchase of new carpeting for floors 2-9, the North Lounge and the Annex.

c) The House Committee was asked by the Board to participate in a quarterly building walk-through. Committee Member Allyson Baker schedules one House Committee member plus herself to participate in each quarterly walk-through. Notes are taken for consideration of future projects.

**AND WE DECORATE THE IAC FOR THE HOLIDAYS.** Carol Lukemeyer and Alan Nelson headed up a decorating team this past December which consisted of IAC residents donating their time. In order to expand and update our decorations, donations were sought from IAC residents to a Holiday Decorating Fund. The committee received \$1500. New lighting for the outside potted evergreens, new greenery for the Vermont Street Entrance (both inside and outside), and lighted greenery for the Meridian Street Entrance (inside) were purchased with these funds. Participants included Carol Lukemeyer, Alan Nelson, Barb Benson, Julie Peters and Pat Spence.

## JOIN US on the House Committee

We are a working committee. Join our group. You can be a part of the decision making. If you have questions or concerns about what House Committee members are doing, have done and how you can play a part, please get in touch with the House Committee Chair for 2015, or ask any other House Committee member. We hope you will be in touch.

or..... **JUST WANT TO HELP OUT FROM TIME TO TIME? NO REGULAR MEETINGS.**

1. We need help with occasional gardening tasks. (If you miss your old gardens from time to time, this is a good way to get just a little fix. No regular meetings, just be willing to get your hands a little dirty. Good for the soul.)
2. Holiday Decorating and "Undecorating" Committee
3. Other projects that come up.

Respectfully submitted,  
Julia Wickes, Chair, 2014 IAC House Action Committee  
julia@juliawickes.com.  
317-698-3846

# 2014 Board Report to the IAC Homeowners' Association

## IAC Fitness Committee

### Committee members:

Amanda Goehlert (chair), agoehlert@gmail.com  
Steven Spence, sspence@mediationalternative.com  
Karlis Jansons, kejanons@gmail.com  
Jeff Miller, jmiller012@indy.rr.com (no longer IAC resident)

### 2014 summary and highlights:

**New elliptical** – A Precor EFX 576i Experience machine was installed in the gym (cost: roughly \$3000).

**New equipment** – A new Bosu ball and folding mat were purchased (cost: roughly \$200).

**Inventory** – An inventory of equipment was completed. Information was included identifying the year of acquisition and the vendor, or if items were original IAC equipment.

#### Game room

- The committee moved the ping pong table from the workout room to the game room (formerly the golf simulator room).
- A foosball table was purchased for the side area of the game room (cost: under \$400).
- We intend to survey IAC residents to get some input as to what additional uses they would like to see for the game room.

**Golf net** – The committee moved the golf net frame to the sub-basement. In order to not obstruct any pipes, Carl will be trimming an inch off the height of four poles. Once that is complete we will need volunteers to help put the canvas surround on the frame.

**Flooring in free-weight area** – After a recommendation from the committee, the board installed additional foam padding in the weights area of the workout room in an attempt to ameliorate noise experienced by the tenant in the adjacent unit.

### Looking ahead to 2015:

The committee is proposing a budget of \$4,000, which is expected to cover the cost of a volleyball net, possible pool table or shuffleboard table for game room, and small incidentals. There should not be a need to replace any of the larger pieces of cardio equipment in 2015. Other ideas we plan to explore:

- Ping-Pong Tournament/Game Day: Tentative date of February 7th
- Volleyball poles and net for use in basketball court (floor is set-up for poles/posts)
- Corn Hole boards and bags (with dust-free synthetic filler); could be stored in basketball court storage room
- Squash and Racquetball rackets/balls for community use; could be stored in the cubby area of the fitness center along with rules for how to play and check-out/check-in list.
- Suggestion Box
- Community educational sessions for how to play racquetball and squash.

**Next committee meeting:** Thursday, January 22 at 7:30 pm

# 2014 Board Report to the IAC Homeowners' Association

## IAC Safety and Security Committee

### 2014 Projects and Highlights:

- Added 2 new members to the committee
- Evaluated areas of concern:
  1. parking lot
  2. ramp parking
  3. building access
  4. camera coverage and equipment
  5. care and treatment of community property
- Contracted with Koorsen Security to install 2 new cameras in the Meridian St. lobby
- Re-keyed the west ally pedestrian door – same as trash and fitness room key
- Established the format for a quarterly newsletter/informational flyer
- Developed relationship with downtown IMPD for area crime updates

### 2015 Projects:

- Re-evaluate our existing camera recording system
- Work with Koorsen Security to maintain our cameras and equipment
- Code accountability and limits for access controlled entries
- Send quarterly newsletter with security updates and HOA policy reminders
- Continue to explore ways to maintain a safe and secure community

### Committee Members:

Jay Baker (Chair), [rentcop65@gmail.com](mailto:rentcop65@gmail.com)

Scott Barratt – [bisscott1@indy.rr.com](mailto:bisscott1@indy.rr.com)

John Kearton – [kearton.john@gmail.com](mailto:kearton.john@gmail.com)

Alan Nelson – [alan@nelsonlawindiana.com](mailto:alan@nelsonlawindiana.com)

Jason All – [alljason@msn.com](mailto:alljason@msn.com) (IAC Board Representative)