



**Old Town Triangle Association
Combined Special Members and Monthly Meeting of the Board of Directors**

**(Note: the minutes of the Oct 6th special Directors introductory meeting
are appended to this document)**

**Sept. 15, 2011
1763 N. North Park Avenue**

**MINUTES OF THE MEETING
Call to Order**

The meeting was called to order at 7:09 p.m. by Phil Graff, president

Attendance:

Directors Present: Daniel Barson, Debbie Day, Tom Bracken, Phil Graff, Jacqui Thams, Jeffrey Smith

Absent: John Knoche, treasurer.

Executive Director, Arts and Operations Director: Dee McKinsey, Leslie Wolfe

Also in attendance: Approximately 50 members of the association, Felicia Dechter, Skyline reporter

Before the first item of business, Board Secretary Debbie Day called for any change of voting ballots before her election team began verifying and counting ballots in the South Room. There being no change in ballots, Day joined the election night team to begin the count.

As the meeting resumed, Daniel Barson called for the approval of the August minutes, which was seconded by Jeff Smith, and passed by the board members.

In John Knoche's absence, Barson delivered the treasurers report, highlights as follows:

- Art Fair revenues -- \$355,240, in gate donations and other revenue
- Art Fair direct expenses -- \$91,877, with additional indirect expenses
- The 2011 end of year budget showed a \$49,000 deficit, largely as the result of unanticipated salary expenses
- Due to a continuing downward trend in art fair attendance, there is a case to be made for assessing the financial direction of the organization, despite there being a strong balance sheet.
- Current assets stand at \$661,400
- The August P&L shows income of \$3,112 against expenses of \$31,784, for a loss of \$28,671.

Moving on to the committee reports, Graff announced that Debbie Day had agreed to serve as chair of the Art Fair for the coming year, with Knoche becoming vice chair.

Communications: Smith said they had their second meeting, and had added two new members, Steve Nicholes and Michael Warnick. In addition, David and Karen Pfindler had attended the meeting. Smith said that he had made contact with DePaul University for a conversation about an internship program at the Triangle to get some “fresh” communication ideas and different communication vehicles in play. He said that committee member, Robert Gibbs, was going to reach out to Columbia College with the same intent. Smith also said that he was contacting a subscriber service to see what it would cost to have all committee and board notes be taken by an outside service. He also said he would attempt to see if Constant Contact might be a vehicle to try to see if segmented membership messaging would be more effective through them than through the current service, MyEmma.

Continuing Education: Jacqui Thams said that the art classes had begun again for the Fall, and there was a new photography class starting in November with Bob Dowey.

NIC: In a brief Neighborhood Improvement report, Tom Bracken said that Linda Sarli and Jeff Smith had taken on the task of a proposal on maintaining and improving trees in the Triangle. He said that David Pfindler had done a survey with Charlie Miller of Care of Trees, about a plan to improve the trees in the Triangle, and they had proposed that \$75,000 yearly be set aside, for two years for intensive work on the trees, to be followed by \$4,000 annually thereafter. Sarli and Smith said they would work with Miller to get together a draft RFP that they can use to solicit bids for the tree program from outside vendors. Graff said that in terms of the amount of money, it might be advisable to think of the program as a capital improvement and because it exceeds the threshold of the amount approved to go to the general membership for approval.

Graff also added that Karen Pfindler is in the process of getting three quotes from vendors for the service of Triangle garbage cans, especially in light of some of the current difficulties with the current vendor, Allied Waste.

HD: Barson said in light of a proposed new development there would be an HD meeting, which he had earlier cancelled for the following week. He also said that Diane Gonzalez might lead an architectural boat tour down the Chicago River. Additionally, he said they were working on getting a walking tour and perhaps an internal tour of the homes of the Triangle. Finally, Phyllis Hall had suggested a brochure to guide new owners, and those renovating what services and add was available through the committee, along with needed information. He also said that the committee would be exploring getting a tour or having an event at the Edgar Miller House at 1763 N. Wells.

New Business: Thams said she had suggested changing the parking designation in the Triangle from 6 p.m. until midnight to 6 p.m. until 9:30 a.m., to discourage commuters from using the residential parking areas and then taking the CTA.

Graff discussed the meeting with Second City and their explanation of why they needed a video sign at North Avenue, and that Second City wanted to have a role in the community and had offered several cooperative efforts, including a Taste of Second City mini-improv class for the residents of the Triangle. The meeting was adjourned at 7:50 p.m. to await the election returns which were: Alan Lougee and Rick Hyer for the two 2 ½ year vacancies, and David Pfindler for the 1 ½ year vacancy.



**Old Town Triangle Association
Special Meeting of the Board of Directors
October 6, 2011
1763 N. North Park Avenue**

**MINUTES OF THE MEETING
Call to Order**

The meeting was called to order at 7:10 p.m. by Phil Graff, president

Attendance:

Directors Present: Daniel Barson, Phil Graff, Rick Hyer, John Knoche, Alan Lougee, Jacqui Thams, Jeffrey Smith

Directors Absent: David Pfendler, Tom Bracken

Executive Director, Arts and Operations Director: Dee McKinsey, Leslie Wolfe

President Phil Graff opened the meeting by welcoming the newly elected board members, and said the purpose of the meeting was to help the new board members get up to speed.

He announced that Rick Hyer will chair events, Alan Lougee, Capital Improvements; and David Pfendler, Bylaws, with the possibility that he would also co-chair the Neighborhood Improvements Committee.

He said that Martha Connelly and Phyllis Hall had resigned from the Capital Improvements Committee. He said that their projects had not taken priority during the past year and they are frustrated.

Graff also acknowledged the condo owners' objection to the bench, which was placed outside the Triangle front door. He said that he would resist removing the bench, but it may happen. It could be that after the bench is stored for a while, and could be reinstalled this spring.

Jacqui Thams, who had chaired Capital Improvements for a short time, said that the condo board had asked for a point person, which now would be Alan Lougee. Lougee talked about the recent meeting about the air conditioning unit project, which has been tabled until Lougee investigates whether or not it might be advisable to place it on the roof of the building, eliminating some of the concerns. Leslie Wolfe staffs this committee, which includes the condo association.

Dan Barson said he would like the Historic District committee to have a different perception – such as, being a resource to the Triangle community. He also would like to establish the committee as a

provider of programming to membership, and pointed to the upcoming Architectural Boat Tour led by the Triangle's own Diane Gonzalez. He also thought it might be possible to have a walking tour of the neighborhood perhaps by someone like Corrine Rohr.

Barson said he and Gonzalez went over to 319 W. Concord Place to check out the property, which is a proposed development site.

John Knoche said that he is trying to reach a higher level of membership in the Triangle. Currently it is 10 percent, and he would like to see it at 12 percent. He also briefly discussed the abbot program.

In the absence of Tom Bracken, Graff said they were looking at an ambitious project to improve the Triangle's trees.

Jeff Smith said he had held three meetings of the communication's committee. He would like to have interns to help with several Triangle projects, including web and database management.

Leslie Wolfe announced a gallery opening on the 9th, and passed out information to board members.

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