

Paulina Court Condominium Association

Board Meeting Notes February 4, 2004

Board Members Present: Kathryn Hallenstein, Joe Juhnke, Jeff Knapp, David Miller, Cynthia Styx

Unit Owners Present: Judi Brown, Liz Hopkins

Guests: Alan Gold (A.P. Gold Realty/Management)

Cynthia Styx called the meeting to order at 7:05 p.m.

Balcony Repair

No update at this time – further details on estimates will be provided.

Loose Railings and Nails

There are a few minor repairs to be made in the spring – David showed Alan these items in the back stair areas of 5916. Alan will follow up with a handyman.

Cleaning Common Areas

We have hired a cleaning person to clean the common areas once per month. This includes vacuuming the stairs, cleaning the entryways and sweeping the back stair areas. The budget is \$250 per month for the entire building.

2004 Spring Cleaning Planning Committee

We would like to form a spring cleaning committee to PLAN the homeowners' cleaning effort for spring. This will include developing a listing of to-do items, proposing dates, and discussing financial incentives for participation.

The tentative committee includes Judi Brown, Mark Hoeve, Jeff Knapp and Greg McQuillan. If you are interested in joining the planning committee or have input, please contact a board member.

All homeowners will be asked to participate in the cleaning effort itself. Please look forward to more information as we move into spring.

2003 Budget Review and Current Financials

The 2003 budget was reviewed (budget vs. actual) and there were no issues. Currently there is \$22,803.09 in the operating account (checking) and \$13,000 in the reserve account (\$10,000 in a Certificate of Deposit plus \$3,000 in the first reserve account).

Operations (“How-To”) Manual

The board will be working on an Operations (or “How To”) Manual. This document will contain information on items such as the parking lot gates, front gate operation, timers, lights, etc. Cynthia and Jeff will coordinate.

Icing on Downspouts

There is significant icing on the downspout in the back of 5924. Once it thaws, Alan will have it inspected (as the heat tape is not working).

Wexner Lien

The board has confirmed that the lien against the association is no longer in place. The lien was not placed against individual homeowners.

Pigeons

David is going to research additional options at birdguard.com. Several proposals were received from pest control companies. Unfortunately, we have already tried the measures they have proposed and these were not effective.

Insulating Areas Behind Exposed Siding

An email was posted regarding a icemaker hose which ruptured in one homeowner’s unit. It was discovered that the wall behind the refrigerator was not insulated, which caused the hose to freeze and then burst. Joe is coordinating the process to receive several estimates on insulation work. Once these are received, the issue will be discussed/reviewed in a future meeting.

Outdoor Lights – Timers

Judi mentioned that some of the outdoor lights are on during the daytime hours. Jeff confirmed this on 2/19 and 2/17. These are set on timers and will need follow-up.

Future Meetings – REMINDER

Board meetings are held the first Wednesday of each month at 7pm in the basement of 5916. All homeowners are welcome and encouraged to attend. Individual mailings will not go out – Judi volunteered to post a notice on the bulletin boards prior to each monthly meeting. This is your forum to provide feedback and get involved with your condo community!

The meeting was adjourned at 8:05 pm.