

# **Paulina Court Condominium Association**

## **Board Meeting Notes May 5, 2004**

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**Board Members Present:** Joe Juhnke, David Miller, Cynthia Styx

**Unit Owners Present:** Judi Brown, Dani Albers, Rene Rafi

Cynthia Styx called the meeting to order at 7:06 p.m.

### **Balcony Repairs**

Received an updated bid from Marion Inc. for the six balconies to be repaired. However, the new bid for \$8,400 was dramatically higher than the original bid of \$950 for large balconies (we have four) and \$650 for smaller balconies (we have two). Cynthia Styx will contact Alan Gold to follow up on the discrepancy.

### **Building Operations**

Cynthia Styx and Alan Gold walked through everything that needs to be done to maintain the building operations. It was determined that the boiler needs to be flushed weekly during the months it is in use, plus it and the water heater needs to be cleaned this summer. Further, it's time to clean out the stacks and have the exterminator out.

### **Success of Birdguard**

The pigeon problem seems to have improved. However, David Miller mentioned seeing pigeons leaning on the spikes. Whether or not the spikes are successful will be seen over time.

### **Success of Clean-Up Weekend**

Everyone agreed that the clean-up weekend was a great success with all but four unit owners participating. We're still waiting for flowers to be delivered before the gardening will be concluded. Joe Juhnke is going to check on the flower order.

### **Budget Update**

Overall, we are doing very well to date. Heating costs were lower than expected, electrical costs are running a little higher. Plus, we received a rebate from the city for garbage collection. The cost of tools for yard maintenance was shifted to the hardware and supplies item of the budget. Rene Rafi requested \$20 to buy more plants. The expense was approved.

### **Garbage in Basements**

Someone has been leaving garbage in the basements, and that has to stop. Further, owners are reporting accumulating junk stacked in the common area of the basement. Please label your things if they are in the common area of the basement. **Anything not labeled by July 1<sup>st</sup> will be discarded.**

### **Screen Doors**

Several owners have expressed interest in having screen doors on their units. However, this will change the exterior appearance of the building. Therefore, Dani Albers is going to be in charge of getting samples of doors that might be used. The pictures of doors will be posted on the Paulina Court website ([www.paulinacourt.org](http://www.paulinacourt.org)) so all unit owners might vote on whether or not to allow screen doors, and have an opportunity to choose the door that will be used by everyone if they are approved.

### **Balcony Paint Colors**

In the past, owners have been encouraged to paint their own balconies white. However, there are many shades of white and we want to keep the building a uniform shade of white. Therefore, we will be taking a vote on the color of paint to go with at the next board meeting. Cynthia Styx will get paint color chips and Joe Juhnke will post them on the website so all homeowners have a voice in the appearance of our home.

### **Crumbling Bricks**

During the operations inspection, several places were noted where brick is crumbling due to water escaping the gutter pipes going through the building to the basements. There was some discussion about the urgency of making repairs. No decision was made.

### **Maintenance of Parking Gate**

It was agreed that we would have Alan Gold look into hiring someone to service the parking gate twice a year.

### **Crazy Squirrel**

David Miller reported a crazy squirrel eating through a roof beam and nesting inside. Joe Juhnke offered to contact Alan Gold to have someone out to assess the damage.