

# **Paulina Court Condominium Association**

## **Board Meeting Notes June 2, 2004**

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**Board Members Present:** Mark Hoeve, Joe Juhnke, Jeff Knapp

**Unit Owners Present:** Deborah Atkins, Terry Brackney, Judi Brown, Liz Hopkins, Greg McQuillan, Rene Rafi

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Mark Hoeve called the meeting to order at 7:00 p.m.

### **Balcony Repairs**

A.P. Gold is following up on scheduling the dates for repair work. Once the schedule is finalized the work will begin.

### **Parking Gates**

Regular maintenance has been scheduled. Alan is working on obtaining a cost estimate.

### **Boiler/Water Tank Maintenance**

This has been scheduled for July.

### **Roof Beam Repair**

The roof beam adjacent to David Miller's unit has been repaired at a cost of \$450.

### **Pest Control**

The exterminators have been scheduled for June 19 and June 26. Sign-up sheets will be posted in the entryways.

### **Remaining Spring Clean-Up Items**

A homeowner who was not present at the clean-up day has offered to have some additional work done. Joe will follow up with the homeowner and report back at the July meeting.

Jeff will follow up with David regarding contact information for the company he hired to clean his dryer vent. These must be cleaned from the inside (lint build-up is blown out of the vent).

### **Outdoor Paint Color for Balconies**

We will select one color for the re-painting of the brick balconies. A vote on the options will take place at the July meeting.

### **Screen Door Options**

Liz volunteered to look online to investigate options for screen doors. Again, we will need to select one option to preserve the uniform appearance of the building (purchasing and installing a screen door will of course be optional, at each owner's expense).

### **Cleaning Common Areas**

Rene voiced dissatisfaction with the quality of the monthly cleaning. Prior to the June cleaning, Jeff will notify homeowners of the date so they can assess the quality of the cleaning. Feedback should be given in a timely manner to Jeff Knapp or another Board member. In addition, Judi offered to obtain an estimate for steam-cleaning the carpeting in the stair areas.

### **5920 Mailbox Key**

The lock on the 5920 mailbox is broken. Deborah will talk to the mail carrier to determine the proper resolution.

### **5916 Basement Door**

For summer, Joe will re-install the basement door at 5916.

### **Finance Update**

Joe provided a financial update, and we remain on budget thus far in 2004.

The meeting was adjourned at 8:00pm.