

# **Paulina Court Condominium Association**

## **Board Meeting Notes July 7, 2004**

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

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

**Other Attendees:** Alan Gold (AP Gold Realty/Management)

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Cynthia Styx called the meeting to order at 7:00 p.m.

### **June Meeting Minutes**

The June 2004 meeting minutes were formally approved by the Board.

### **Balcony Repairs**

The work has been completed on 5912 (1W, 2W, 3W) and 5924 (1W, 2W 3W). Alan will review the work before the bill from Marion Inc. is paid by the homeowners' association.

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

This has been scheduled for July 16<sup>th</sup>.

### **Gardening Committee Report**

We will apply some additional grass seed to the courtyard area. There is ivy growing on the north side of the building and we'd like to pull it out. Cynthia will send a note to let everyone know it will be removed (in case there are any objections).

### **Carpet Cleaning**

Judi provided two estimates for carpet cleaning (\$771 from Stanley Steamer and \$660 from ServiceMaster). The Board voted to approve the ServiceMaster quote and Judi will schedule the cleaning service. Judi will coordinate payment and access for the workers into the building (Alan can assist with this if needed).

**Screen Doors**

Several options were discussed, including a review of some photos, specs and costs. Alan also provided a contact number for Ward Door (630.835.2323). The consensus is that we do not want aluminum, but may opt for a high-quality wood design. Concern was expressed over the aesthetic impact of screen doors in that they may be unappealing.

We will continue the review/discussion of this item at the August meeting.

If a design is chosen, there will only be one option available to homeowners. In addition, these doors would be considered a limited common element.

**Outdoor Paint Color for Balconies**

We are still working on samples and will present them at the August meeting and post the finalist on the bulletin boards (some shade of white will be selected). After some further investigation, we determined that only masonry paint should be used.

**Cleaning Common Areas**

We will continue with the cleaning service on a monthly basis. Feedback was positive from those who attended the meeting and a few others via email. Jeff will try to schedule this for the first Friday of each month.

**Gutters**

Alan will schedule a cleaning service for the gutters.

**Parking Gate Maintenance**

Alan provided three estimates (Raynor Door = 2 times per year, \$342 each. Gate Options = 4 times per year, \$800 total. Garage Door Specialist = estimate?). We will review this at the August meeting and schedule the maintenance.

**Clarification of owner issue vs. common element**

A letter will be sent to all homeowners along with a copy of the association by-laws. This should provide clarification and serve as a reference tool for future issues.

**Paulinacourt.org website**

Joe will add the most recent rules/regulations document to the website. We will not be adding the declarations since we do not have them in electronic form.

**Financial update**

May 31, 2004 checking account balance was \$6,682.74.

The meeting was adjourned at 8:10pm.