

Condo Board Minutes

December 14, 2004

Present: Mark, Judi, Kathryn, Cynthia, Greg, Geoff Barr, Sam Alden
Meeting called to order at 7:12pm.

Sam will make sure last month's minutes are emailed to the two absentee owners.

Budget report from Judi – we're in good shape, like last month. Some bills still outstanding (vendors haven't billed us yet). We are all hoping for a mild winter so we don't get slammed with heating costs – waiting to see if they have raised the rates 25% like they say will happen...

Electric outage in 5924 stack – the electrician said it was just a loose wire. All fixed.

Old Business Items:

David will bring proposal for painting of the decks to the January meeting.

New Committees (formed last month): We are asking for volunteers!

Budget Maintenance Committee: Mark will Chair, although would very much like to have a co-Chair that isn't already on the Board. Judi volunteered to be a member. If you would like to join this Committee, please email Mark at mhoeve@banta.com

Community Committee: Greg will Chair this one with his fiancé-and-soon-to-be-our-neighbor Tari (congrats on the engagement, Greg!). Geoff volunteered to be a member. If you are interested in joining this Committee, please email Greg at gmcquillan@pellawin.com

Snow Blower – do we want to get a new one?

We will renew a contract with Alan for emergency snow removal (if there is a huge storm) to plough out the parking lot.

Mark will look into buying a new snow blower. Will be stored under the stairs on the south side of the building so that we can wheel it out without having to go up or down stairs.

New Business:

Payment of Assessments

A reminder that all owners must be on time with their assessment payments so that in turn Paulina Court as an Association will be able to stay current on its outgoing bill-paying. If you find that you are going to be more than 30 days late with your Assessment payment, please be proactive and contact Alan Gold to draft a payment arrangement. If you are 45 days late and haven't contacted Alan, then the procedure as outlined in the Rules & Regulations on page 5, #3 under "Assessment Collection" will be followed. It states:

Procedures in the case of default or missed payments will follow the following guidelines. The Board reserves the right to change this structure at any time for the continued fiscal health of the association.

For every month there is a balance due on the 15th, the unit owner will be charged a \$45 late fee. The owner may receive written notification that his/her account is in arrears. If payment arrangements have not been made by the 15th of the month following the first month of late payment, the owner may receive a second notice, instructing the owner to make payment arrangements immediately. If no payment has been made after 60 days following the first notification of late payment, legal action will be taken.

Non-payment of unit owner assessments will subject that unit owner to a legal eviction process with all costs and attorney's fees to be paid by the unit owner.

Garbage in the Hallways

Another reminder that garbage is not to be left out in the hallways or any common area at any time. If this becomes a recurrent problem, there is a procedure in the Rules and Regulations on page 14, paragraph 2 outlining the action the Board may take – we obviously don't want it to ever get to that! Besides, dudes, it's just nasty!

Thanks! And Happy Holidays to everyone!