

Condo Board Meeting Minutes

July 12, 2005

Present: Mark, Judi, Peter, Sam, Terry, David, Kathryn, Kelly, Kjers

Called to Order at 7:08pm

Treasurer's Report - Judi

We are going to spend every penny, but we are still on track. The 6/30 budget report doesn't reflect some of the outstanding repair bills, but we are in good shape.

David brought up the idea of blown-in insulation to help reduce our heating costs. This was an option that Joe had brought up years ago, but we couldn't remember exactly what the outcome was. Our first step would be to get someone in to do an energy assessment of the building – according to Mark's memory, there are parts of the building in which we couldn't do the blown-in insulation because there isn't enough space between the dry wall and the brick.

David will research companies and costs to have our building energy assessed for the next meeting.

Judi reminds people to use the energy-saving bulbs for the common areas – both inside and outside hallways – this cuts our electric bill considerably! They are stored in the basement of 5916.

Treasurer's report was approved by the Board.

Old Business

Pest control

We will have sign up sheets in the entrance way – sign up if you want the exterminator to pay you a visit. Visits are scheduled for 7/23 and 7/30.

Security

Please stay on top of making sure the gates are closed and remember to not let a stranger in if they are standing at the gate. When driving out, please pause a moment to make sure the gate closes before driving away, and be sure to push/pull the pedestrian gates closed as well as you enter or leave.

Window Repair

The leaking windows have been repaired and flashing has been put in.

Porch Ceiling Repairs

They are scheduled to be repaired, and the workpeople should be coming. We wanted to make sure the roof was repaired first, because we suspect that's where the leaks were coming from.

Budget Committee

This is an invitation to join! If you are at all interested in helping to plan next year's budget, please email Judi (judibr@sbcglobal.net) to set up some meetings and start planning!

The Big Question – Repairs and Improvements Discussion

Some are structural, some are cosmetic.

Structural

Decks: We discussed renting a power-washer and do the power-wash and sealing of the wooden decks ourselves. Chances are we would be able to do it ourselves for about \$500, just like we sealed the parking lot ourselves. The people in the meeting thought this was a good option.

Doors: Each of the doors has an issue of some kind, so there is no doubt these need to be addressed.

Lintel Repair: The estimate we have seems like a lot of money, so we are waiting for a quote in writing.

Cosmetic

Porch painting: This is for the white front porches. We talked about the association buying the paint and allowing owners to paint the porches themselves, within a given time frame.

Hallway Painting: This is also something we could do ourselves, but we need the right equipment to be able to reach the corners where the ceiling and the walls meet. Perhaps for a future clean-up day?

Front Planting/Landscaping: Some folks have talked about re-landscaping the front of the building. Again, this is something we could handle ourselves, and isn't a high priority.

This is a discussion in progress – no final decisions will be made until we finalize the budget for the upcoming year. But here are some thoughts:

--we don't have any extra money in the budget because heating costs have consistently increased per year. Over the years we have trimmed the fat off the budget and there is now no more fat left to trim, so these increasing costs will have to be met by an increase in dues.

--We could pay for these repairs out of reserves; we could increase dues slightly or we could level a special assessment. Or a combination of these options.

--If we do this slowly over the years, and pay for things out of the money that would have been put in reserves, we won't increase our reserves, but we are putting that money into what the reserves are for, which is improving the building. However, this doesn't allow for coverage of emergency disasters, like a boiler going out, so this isn't something we can do long term, or in too great an amount.

As discussion wound down the proposal that was on the table is that the budget committee bring a preliminary budget to the August meeting, incorporating the powerwash/seal of the decks & porch painting as do-it-yourself (during our fall clean-up day) projects; then including into the budget for 2006 the front door repairs and at least one of the lintel repairs.

New Business

How Can I Help list – for folks who want to help but don't know what needs to be done – we will add this as a column to the monthly minutes.

Starting with: Pick up any trash in the yard, water the lawn, weed the parking lot, sides & front of the building and the courtyard. Pick up any flyers at the front gate or in your entryway

Meeting was adjourned at 8:55pm.

REMINDERS:

Please make sure the parking gates and pedestrian gates are closed behind you when you leave! It affects all of our security when you don't!

Please do not throw cigarette butts in the courtyards, gangways or parking lot! That's what ash trays are for!

The Annual Meeting will be held in September. We need a full quorum of owners at that meeting. Please watch for exact dates and times in future notices/minutes. If you are interested in running for a Board position, please let Sam or Mark know. Elections will be held at the Annual Meeting in September.

Please update your email addresses! You can do this by sending a message to Khiem at khiemtran00@aol.com. Most of our communication is done via email, so don't get left out of the loop! Also, you can check out our website at www.paulinacourt.org