

Paulina Court Condo Board Meeting Minutes

Tuesday, May 9, 2006

Present: Sam Alden, Terry Brackney, Judi Brown, Kjers McHugh, Kathryn Hallenstein, Mark Hoeve

Meeting called to order at 7:03 P.M.

Treasure's Report

- As of end of April, we have \$16,000 left for heating this year. We may be a little late on transferring money into our reserves this year (usually do it in the summer). We seem to be on track.

Old Business

- Clean-up Weekend re-cap: We got a great amount done and everyone pitched in really well. It's amazing what we can do when we all pitch in! The basements look great, as does the yard. Thanks to everyone for all their hard work! There will be a list of things for folks who want ongoing projects to do. We are comprising a list of them now, so stay tuned.
- Long Range Planner update: Mark updated our long-range budget planning based on new estimates received. Based on these calculations, it's clear that we are not over-contributing into our reserves. As we continue to learn more about the condo, Mark will continue to refine the planner, but it is an excellent way to get a long-range view of what might be coming down the pike in the future.
- Ongoing Project Updates: The door repairs are coming up soon and an email went out describing the process. We are asking that folks do what they can to minimize the construction mess. There may be days during the process where you may be asked to come and go through your back door for short periods of time. We appreciate your patience. When they are done, you will notice a huge improvement that will benefit us all! The floors in the entryways will also be cleaned and touched up at the same time. Also, the masonry on the south side has been repaired, but not replaced.
- Email tour document: Kathryn will email out to everyone a caretaker's document for the condo as a whole and within each owner's unit. Khiem will also post it on the web site for reference.
- Landscape Design update: Kathryn worked with a consultant and drew up a long-range design for the landscaping of the whole yard. This is a plan we can do slowly over a number of years, but gives us a look to shoot for that is cohesive and integrated. It looks terrific, and the work we did last week was the beginning of putting the plan into motion.

New Business

- Windows: the windows that are dry-walled over in the kitchens of the units that face the parking lot are a heat loss and look terrible from the alley. Is there anything we can do about it? If so, how do we go about it?
- Painting front doors, lower units facing Paulina Street: Do we want to paint these? If so, whose responsibility is it to maintain them since they are not common use doors?

- A suggestion was made to have a heat auditor come in and find out where we are losing heat in the building. The heating bill is never going to go down, so we might be able to find places where we can minimize our heat loss. Chances are we would save back anything we spend on improvements to insulation on the building.

Open Business

- If your email address has changed, remember to let Khiem Tran know so he can update it on the distribution list for the condo. His email is khiemtran00@aol.com. (that=s zero zero after tran)
- Kjers will work with Judi to look at paint colors for the doors after they are repaired.

Meeting adjourned at 8:45 P.M.