

Paulina Court Condo Board Meeting Minutes

Tuesday, September 12, 2006

Present: Sam Aldin, Judi Brown, Terry Brackney, Alan Gold, Kathryn Hallenstein, Kjers McHugh, Kate Mohill, Lara Ravitch, and Khiem Tran,

Meeting called to order at 7:04 pm.

Old Business

Energy Audit

A gentleman from Informed Energy Decisions came by to talk about the energy audit. Here's a brief synopsis of what he said:

- They study the way energy moves through the building.
- First they look at the building envelope and how well it holds heat. They also look at mechanical system – how well or how poorly the building's energy system makes heat.
- They use infrared scanners, laser thermometers, hand-held smoke and blower door equipment to look at how well or how poor the windows are; and ask residents where the problems are so they can find the problems more easily.
- Steam heat is notoriously out of balance in buildings – some apartments too warm and others too cold. They will check the boilers, valves, steam traps and connections that run the steam and make it run cleanly. Wear and changes in the building (radiators being moved or removed) will cause things to go out of balance. Our building was balanced six years ago when they installed the sensors.
- Time commitment: one day to look at the building and one day for testing.
- Infrared generally needs to be done when it's colder, and the steam system needs to be tested after it's turned on.
- They would need access to "problem" apartments, and a representative sample but won't need to get into every apartment.
- Would be helpful to him to have a floor plan that they can keep and mark up.
- Would have periods when using the blower doors for about 30 minutes at a time when you can't enter or leave by the main stack doors (would need to use your back doors onto the porches).
- He suggested that the optimum time for an audit would be late winter moving into spring, because then any repairs that need to be done will probably need to have the heating systems shut down in order to do them.

Based on his recommendation, we will send out an energy survey to all owners in the near future and would appreciate everyone's cooperation in completing it in a timely manner. This will help us gather important information to prepare for the audit.

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Annual Meeting – Saturday, October 21st 11:00 a.m. – 12:00 Noon

Alan Gold is mailing everyone the meeting details (which were also in last month's minutes) and urging everyone to attend. We need a quorum to have an official annual meeting to elect board officers and approve the new budget. The mailing will include proxy ballots, nomination forms for those who want to run for a seat on the Board, and the proposed (no increase!) budget for 2007. Alan also gave us a bank balance update and we are in good shape financially. He also had us sign the scavenger rebate form which he will submit in Jan. 2007.

Clean Up Day – Saturday, October 21st 9:00 a.m. – 11:00 a.m.

Possible task ideas: power washing of sides of the building, cut back the hostas, pick up trash, general lawn maintenance, sweeping the basement, planting of bulbs (if needed), prune the bushes on way to the parking lot, paint the black fence on the north side, any other sundries as needed. Another notice will go out prior to the October 21 date.

Just a reminder that we do this group clean-up to save the association the money we would be paying landscapers to do it. We have saved a lot of money taking matters into our own hands, so thanks to everyone in advance for pitching in!

Treasure's Report

Missing checks have been found and delinquencies have been reduced, so we are doing quite well in our budget for the year. Let's hope the weather stays warm so our heating costs stay down!

New Business

Tree Trimming

We are talking to Alan about getting the courtyard trees trimmed to increase sunlight getting into the courtyard.

Back Screen/Storm Doors

Lara and Brit looked at some door possibilities at Sears and Home Depot, and the feedback that they have gotten is that the doors will be around \$200. Alan suggested Scientific Window as another source for quotes. After hearing the representative from the energy audit, it makes much more sense to wait to hear what the results of the audit are and what his suggestions are for doors before buying them.

Roof

Alan suggested we are due for a roof inspection to make sure it's in good shape.

Raccoons

We have talked to both the Alderman's office and Animal Control. They told us we are on their list, but no one has come out yet. We would encourage everyone to call Animal Control regarding any run-ins you have with the raccoons. The squeaky wheel will get the grease!

Meeting was adjourned at 8:09pm.