

Paulina Court Condo Board Meeting Minutes

Saturday, October 25, 2005 – Annual Meeting

Owners present: Mark Hoeve, Sam Alden, Deborah Atkins, Alycia Hayes, David Miller, Peter Kimmel, Kathryn Hallenstein, Terry Brackney, Khiem Tran, Jeff Knapp, Judi Brown, Sara Zimmerman, Lara Ravich, Brit Johnson, Kelly Bridgeman, Lori Altman, Hong Wei Yu.

Condo Management: Alan Gold

Meeting called to Order at 11:06 A.M.

Work Day went successfully!

The painting of the ironwork postponed because of the threat of rain. We have saved up to \$10,000/yr doing our own yard work and maintenance. Congrats to everyone and thanks for showing up!

Board Elections

Jeff Knapp read his nomination. He was previously on the Board as secretary and has a background in business and finance. Alan Gold held Board elections by a show of hands, and the new Board was elected: Mark Hoeve, Jeff Knapp, Judi Brown, Kathryn Hallenstein, Terry Brackney, and Sam Alden.

We discussed having a few Board meetings per year on the weekends to accommodate folks who work in the evenings. Common agreement that this is a good idea, so the Board will look at alternate times for meeting.

Annual Meeting

We discussed the bi-annual Work Days. The work days seem to work fine, and the meeting voted in favor of continuing them for 2007. A suggestion was made to have the fall work day a little earlier in the year when the weather will be less crappy.

The ongoing duties like mowing the lawn and shoveling seem to fall on the shoulders of a few people who have done it repeatedly. General consensus is that we need to be more structured, actually assigning people weeks where they would be responsible for mowing and/or watering. Folks say they would be more likely to pitch in if they were assigned specific times for duty.

The screaming carbon monoxide detectors: they are at an age now where some of them are starting to go, and when they go, they scream. Be proactive and please check your carbon monoxide detectors and smoke detectors to make sure they are still good and don't need to be replaced. Peter just recently had his replaced for about \$50.

If you are a new owner, or if you have changed the locks in your unit, please get a spare key to your unit to Mark. The association keeps a lock box with a key to every unit in case there is an emergency while you are away.

Just a reminder that it is part of our condo regulations that each homeowner is required to hold Home Owner's insurance, in case there is a multi-unit problem that will need insurance to cover damages.

Check the website – paulinacourt.org - and make sure your email address is up to date. We send out a lot of notices via the email and you wouldn't want to miss out on important information!

Brit reported on research she has been doing on the screen doors for the back porch doors. Someone from Home Depot came out to measure the doors and each unit had a different measurement, so some of them would need to be customized. Prices would be between \$220 - \$450 per door. Brit is continuing to collect information so that once we have the results from the energy audit, we will have all the info to make an informed decision.

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Budget report

Proposed budget for 2007 was passed out. It is the same budget as last year with no increases.

The budget was voted on and approved.

Heating costs are still a major expense. We are hoping that our energy audit (in late winter) will give us recommendations on what we can do to decrease this expense in the future. There will be a survey that will be emailed out to every owner by the company doing the audit, and we ask that everyone PLEASE fill them out and return them within a week to assist the auditors. The company doing the audit is one of the leaders in the field, so we have confidence that we will get a solid assessment of what is going on with the building. If anyone wants more info on the company, Judy or Alan has all the info about them.

And speaking of saving energy: Please remember to remove your A/C units from your windows ASAP if you haven't already done so!

Meeting was adjourned at 11:40 A.M.