

# **Paulina Court Condo Board Meeting Minutes**

April 10, 2007

**Board:** Sam Alden, Judi Brown, Terry Brackney, Mark Hoeve, Kathryn Hallenstein, Jeff Knapp  
**Unit Owners:** Deborah Atkins, Kjerstine McHugh

The meeting was called to order at 7:00 P.M.

## **Treasurer's Report**

- Judi distributed the budget/expense report through March. We continue to be on target for the year.
- Our ComEd deposit has been returned with an additional \$200 interest earned.
- To date, we have spent approximately one-half of our budgeted allocation for 2007 heating expenses.
- Other expense items are comparable to where we were at this point in time last year.
- Our reserve funds have earned \$4000 in interest over the past two years.
- The treasurer's report was approved.

## **Old Business**

- We are still seeking bids for the roof repair project and awaiting the final energy audit report/recommendations before proceeding. The repair will be scheduled once a bid has been accepted. The energy audit team has also presented a consulting contract to the board. They propose to oversee and approve any roof replacement work that will be done. The contract will be distributed to board members for further study and we'll ask Alan Gold to help determine if this is something that we really need.
- The brick and archway repair at the entry to the parking lot will begin as weather permits. It was determined that the brickwork doesn't need to be replaced but will be sealed to prevent further deterioration. The wood trim on the archway will be repaired.
- After looking at the door buzzer panel that needed repair, it was determined that it may be wiser to replace the panels in each stack rather than repair them. The buzzer panels are 30-40 years old and are perhaps due for replacement. The cost will be approximately \$250 per stack.
- We are seeking additional bids for the interior stairway-painting project and hope to start in May.
- Jeff reported that there are water stains and evidence of leakage in the basement of 5924. He will investigate further to see if any additional leaks reoccur and if we need to take action.
- We continue to have problems with the parking lot gates. Mark and Judi will discuss this issue with Alan Gold. Judi mentioned that a barrier would be installed to help protect the corner area of the parking gate.

## **Spring 2007 Clean-Up Day - Saturday, May 19, from 9:00 A.M. to Noon**

- Mark listed 6 major tasks for our upcoming clean-up day and suggested that each task have a team leader to determine what needs to be done, how many people it will take to do it, and what supplies will be needed. We now have volunteers to lead 5 of the 6 areas:

**Planting:** Kathryn Hallenstein / Judi Brown

**Dryer vent cleaning:** Deborah Atkins

**Sweeping/General cleaning/Light bulb check:** Jeff Knapp

**Painting:** Terry Brackney

**Yard work/Raking:** Mark Hoeve

**Power washing/Building moss removal:** no volunteer leader (Kelly? Interested??)

- Team leaders will report back at the May board meeting. Judi has volunteered to shop for any needed supplies/tools.
- Deborah reported that the dryer vent cleaning has been scheduled and will cost \$50 per unit. 13 units have already signed up. She will send a follow-up email to all owners with more details about the process.
- Terry reported that a pick-up by the Brown Elephant for donated items would also be scheduled that day. He'll send out an email to all owners with donation details once the time has been confirmed.

The meeting adjourned at 7:40 P.M.

## **General Reminders and Paulina Court Updates**

- They're back! Some owners are having a problem with pigeons roosting on window ledges and nesting under air conditioner units during warm weather. Kathryn has discovered a web site that carries pigeon proofing products. The address is: [www.absolutebirdcontrol.com](http://www.absolutebirdcontrol.com). Check it out if you're battling the birds.
- To save paper and legwork, the board minutes will be distributed to all owners via email beginning this month. Also, a copy will be posted on the bulletin board in each stack. If you'd like a hard copy, you may print one from the Paulina Court web site ([www.paulinacourt.org](http://www.paulinacourt.org)). As a reminder, owner contact information and board minutes are now password protected. When prompted, the Username is **paulinacourt**, and the Password is **paulina1379**.
- Yes, we've said it before, but it's important: Our entryways, stairways and landings are cleaned by housekeeping once a month, so please pitch in to help keep those areas clean and clutter free in between housekeeping visits. This includes disposing of any junk mail, out-dated newspapers, flyers, etc. that accumulate in the entryways, on bulletin boards, and at the front gate. Thanks!

**Next board meeting: Tuesday, May 8<sup>th</sup>, at 7:00 P.M.**