

Paulina Court Condo Board Meeting Minutes

May 8, 2007

Board: Judi Brown, Jeff Knapp, Terry Brackney, Mark Hoeve, Kathryn Hallenstein

Unit Owners: Kate Mohill

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

Treasurer's Report

- Judi distributed the budget/expense report through April. We are on budget so far for the year.
- She reported that ComEd is changing the formula for calculating condominium common area electric rates. This will impact our electric expenses when the changes are enacted.
- To date, we have the lowest dollar amount assessment delinquencies in recent history
- Heating expenses are up \$3,000 compared with this time last year. Due to cooler temperatures, this year has been the latest spring date that we've had to keep the furnaces operating.
- Other expense items are comparable to where we were at this point in time last year.
- The treasurer's report was approved.

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

- Team leaders reported on what supplies and numbers of people will be needed to complete each task. Because of the digging and planting that will take place, it was decided that gate/fence painting be deferred until our fall clean-up day.
- Main tasks and leaders reporting:

Planting: Judi Brown / Kathryn Hallenstein

Dryer vent cleaning: Deborah Atkins

Sweeping/General cleaning/Light bulb check: Jeff Knapp

Yard work/Raking: Mark Hoeve

Power washing/Building moss removal: Terry Brackney

- Kathryn reported that new bushes will be planted on each side of the courtyard west entryway and we'll dig up the center courtyard area by the front gate to plant vinca and other bushes. Bulbs will be transplanted around the front bushes and we'll use the sod to fill bare spots in the front lawn. Flowers will also be planted in the urns at the back of the courtyard.
- Jeff reported that we should purchase additional brooms and dustpans for general cleaning.
- Deborah gave a dryer vent cleaning update. She'll email all owners with final information about the process and payment information. She mentioned that personal checks will be accepted. To date, 14 units have signed up.
- Terry reported that the Brown Elephant pick-up is scheduled for 11 A.M. He'll send out a follow-up email to all owners with details.
- **Owners who are unable to participate on the 19th should contact Judi Brown via email as soon as possible at dobro@scalable.net.**

Old Business

- The door buzzer/intercom boxes will be replaced for each stack. Replacement will be \$250 per box.
- We are continuing to review bids for our interior stairway painting project. We want to be sure that the quotes include adequate prep work such as wall patching and woodwork sanding.
- From recommendations made by the energy audit team, we are still accepting and reviewing bids for the roof replacement and insulation project that will begin with the 5924 stack.
- We are awaiting the full final report from the energy audit consultants.

New Business

- It was brought up that several owners have installed or are in the process of installing screen doors in their units. Because this involves making changes to limited common areas, which is prohibited without board approval, the board will investigate the issue and draw up specific guidelines concerning installation, appearance, etc. The main concern is that screen doors visible from the street and courtyard be the same color, similar style, and blend in with the existing building décor. We will continue this discussion at the June meeting.
- Our next board meeting will be held Tuesday evening, June 12, so that our building management representative, Alan Gold, can be present.

The meeting adjourned at 7:50 P.M.

General Reminders and Paulina Court Updates

- **A light bulb in the stairway or back porch needs to be replaced?** Energy saving replacement bulbs are available on the bookshelf in the basement of 5912. These light bulbs are intended for common area use only. If bulb replacement requires a step ladder, one is available in the 5912 basement. Also, all light fixtures and bulbs will be checked during our spring clean-up.
- **That pesky dryer lint buildup.** Dryer vent lint buildup has been determined to be a major cause of household fires. Make sure your vents are free of any blockage. For stackable washer-dryer units, you can easily remove the front connecting plate between the washer and dryer to remove any lint that has also accumulated there.
- **Now that air conditioning season has returned,** preventing pigeons from nesting under your AC units (and roosting on the ledges) can be a challenge. For some solutions, check out this website: www.absolutebirdcontrol.com. They offer various products to help keep the birds at bay.
- **The green, green grass of home** is growing again! We need volunteers to help keep our lawn trimmed, watered and looking green all summer long. If you'd like to try your hand at mowing, the mower and other lawn tools are stored in the basement of 5012 and can be accessed from the alley basement door. Or if you'd rather water the lawn and flowers, the water spigot and hose container are located on the south side of the courtyard. Thanks for helping keep our yard looking great.
- **See you all Saturday, May 19th at 9:00 A.M. for Spring Spruce Up**

Next board meeting: Tuesday, June 12th, at 7:00 P.M.