

Paulina Court Condo Board Meeting Minutes

Annual Meeting, November 13, 2007 - The Edgewater Lounge

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

Owners: Lori Altman, Deborah Atkins, Geoffrey Barr, Kelly Bridgeman, Chong Luu, Khiem Tran, John Wayman, Hong Wei Yu, Sara Zimmerman

Management: Alan Gold

The meeting was called to order at 7:05 P.M.

- Copies of the agenda, slide presentation and 2008 proposed budget were distributed. Mark began the meeting by welcoming all present and asked everyone to introduce themselves.
- Mark walked us through the slide presentation which included the following topics: responsibilities of our management company, responsibilities of the board, responsibilities of the owners, projects and budgeting, how projects are selected, how assessments are utilized, a review of completed projects in 2007, proposed projects for 2008, and action steps for all owners. [A copy of the entire slide presentation will be posted on the Paulina Court website along with the meeting minutes.]
- Mark reported that the board has proposed a 7.5% increase to the 2008 budget. The assessment increase will become effective January 2008.
- Mark asked Deborah Atkins, our association representative, to report on the current status of the neighborhood initiative concerning traffic flow and on-street parking. Deborah reported that she had met with other neighbors to discuss the issues which include: converting Paulina into a one-way street going north, installation of speed bumps, removal of the wall at Paulina and Rosehill, and the addition of zoned permit parking to Paulina and other adjacent streets in order to increase on-street parking availability. A community group will meet with Alderman Patrick O'Connor, on Tuesday, December 3rd to further discuss these concerns. Contact Deborah for more detailed information and updates about this on-going initiative.
- Terry reported that Gold Management now has the capability to receive our monthly assessment payments electronically. For a one-time yearly association fee of \$24.95 plus a minimal fee for each transaction (to be paid by the association), assessment payments can be automatically debited on the 15th of each month. Participation in this service is voluntary and if there is enough owner interest, the service could begin January 2008. Contact Terry via email if you have additional questions or are interested in signing up.
- Alan Gold distributed ballots for the election of the 2008 board members. The slate of candidates includes: Sam Alden, Lori Altman, Terry Brackney, Judi Brown, Kathryn Hallenstein, Mark Hoeve, and Sara Zimmerman. When the voted completed, Alan tabulated the votes and proxy ballots, and announced the 2008 board: Lori Altman, Terry Brackney, Judi Brown, Kathryn Hallenstein, Mark Hoeve, and Sara Zimmerman.
- Mark announced that there will be no December board meeting. The next meeting will be Tuesday, January 8th at 7:00 p.m.
- The regular board meeting adjourned at 8:00 pm. The board then went into executive session to approve the 2008 proposed budget. A motion was made to approve the 7.5% budget increase. The motion was seconded and a vote was taken. The 2008 budget and 7.5% assessment increase was unanimously approved.

The meeting adjourned at 8:10 P.M.

General Reminders and Paulina Court Updates

- **A big thank you to our two retiring board members, Sam Alden and Jeff Knapp!**
Thank you for your interest, time and commitment.
- **Also, a special thank you to Kathryn Hallenstein** for putting together the excellent slide presentation for our annual meeting and to **Kheim Tran** for providing the great photographs.
- **Now that winter weather is here**, don't hesitate to pick up a snow shovel to help clear our sidewalks when the white stuff hits. Shovels and de-icing salt will be distributed to each stack entryway.
- **For security's sake**, please be sure that all doors and gates close completely behind you as you enter and exit the building.
- **Happy Holidays to all!**

Next board meeting: Tuesday, January 8, at 7:00 P.M.