

Paulina Court Condo Board Meeting Minutes

August 26, 2008, 5912 Basement

Board Members Present: Lori Altman, Terry Brackney, Judi Brown, Kathryn Hallenstein, Mark Hoeve, Sara Zimmerman

Owners Present: Boyce Bryson, Kate Mohill, Khiem Tran

The meeting was called to order by Mark Hoeve at 7:10 P.M.

Treasurer's Report

- Judi distributed copies of the current budget report, as well as a list of major capital repair projects/costs since 2001 and a list of our reserve fund activity since 2004.
- Assessment delinquencies have been reduced since June.
- Depending upon the amount of increase for heating fuel, we will be very close to or perhaps will exceed the budgeted amount for 2008. Utilities costs, including water/sewage and trash removal, have all risen significantly (10-20%) during the past year. Electricity rate increases are scheduled to take effect later this year.
- We have not yet received a scavenger (garbage pick-up) rebate from the city for 2008.
- \$10,000 was taken from the reserve fund to cover the cost of the 5912 parapet repair and other minor building code violation repairs. These repairs have all been completed.
- The current \$10,700 budget net is primarily earmarked for heating for the remainder of 2008.
- Judi is preparing preliminary budgets for 2009, incorporating 5%, 7.5% and 10% assessment increases. When completed, Judi will distribute the proposed budgets via email to all board members for review.
- A motion was made to approve the treasurer's report. The motion was seconded and approved.

Old Business

- **Courtyard Balcony/Porch Repair**

Prior to the meeting, Mark led a courtyard walk-through to view the extent of the balcony/porch ceiling damage and discussed the suspected major causes of the damage, a plan to help prevent future damage, and implementing the repairs. There are currently five balcony ceilings that are in need of immediate repair and an additional one or two that are questionable. The balcony ceilings and corresponding floors of six units (5912 W and 5924 W units) were repaired and sealed in 2004 and appear to be holding up fairly well.

First recognizing that the condo developers used less than optimal materials to finish out the balcony ceilings, improperly sealed the concrete floors, and failed to install adequate drainage, it has been determined that the ceiling damage has been primarily caused by water accumulating on the balcony floors above and then seeping down into the ceilings below. Although we can't control the exposure to rain and snow, we can control and limit other sources of excess water seepage.

In order to help reduce the balcony water seepage and help minimize continuing cash output for ceiling repairs, it was proposed that we adopt two new rules: (1) ban the installation of air conditioners in locations where the water condensation pools onto the courtyard balcony floors (this applies only to the six units in 5916 and 5920 where air conditioning units are installed in courtyard balcony windows); and (2) ban the use of balcony flower planters that allow water to drain directly onto the courtyard balcony floors.

After discussion, it was determined that banning balcony flower planters was impractical, that planter water seepage tends to be minimal, and perhaps is more an issue of informing owners to avoid over watering plants on the balconies. This proposal was withdrawn.

However, because of the large, measurable amount of water produced by air conditioner condensation, a motion was made to ban the installation of air conditioners in courtyard balcony windows. The motion was seconded and approved by a voice vote. The new rule will take effect immediately and will be added to the rules and regulations manual. Owners who currently have air conditioners installed in their courtyard balconies will be contacted and asked to move or remove them as soon as possible.

Bids have been received for the balcony ceiling repairs and to seal the balcony concrete floors. The cost of floor sealing is averaging about \$700-900 per unit. Work should begin sometime in September. It was suggested that once all balconies have been satisfactorily repaired and the floors have been sealed, any future balcony ceiling repair will become the responsibility of individual owners and will not be paid by the association.

New Business

- **Fall 2008 Clean-up Day**

Our fall clean-up day will take place Saturday, October 18, from 9:00 A.M. to 12 Noon. Several possible projects were mentioned. Further planning will take place at the September board meeting.

- **2008 Annual Meeting**

The tentative date for the annual board meeting and election is Tuesday, November 18, at 7:00 P.M. meeting location to be determined. At this meeting the 2009 budget will be presented and approved, board members will be elected, and current/future projects will be reviewed. All owners are required to attend the annual meeting. More detailed information will be sent to owners prior to the meeting date. Owners interested in running for a board position should contact a current board member via email.

The meeting was adjourned at 8:15 P.M.

General Reminders and Paulina Court Updates

- **Please help keep your concrete balcony floors dry** by not over watering plants that drain onto the balcony floors. This in turn will help keep the ceilings below dry and less prone to future damage.
- **Electricity Savings.** Using energy saving fluorescent light bulbs in our common areas has helped to dramatically cut our electricity bills. If you notice a common area bulb that needs to be replaced, replacement bulbs are located on the bookcase in the 5912 basement.
- **Save the Dates!**
Fall Clean-up Day will be **Saturday, October 18, from 9:00 A.M. to 12 Noon.** More details will be available after the September board meeting.

Annual Board Meeting will be **Tuesday, November 18 at 7:00 P.M.** Interested in joining the board? Please contact a board member by email for more information.

Next board meeting: Tuesday, September 9th, 7:00 P.M.