

Paulina Court Condo Board Meeting Minutes

October 14, 2008, 5912 Basement

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

Owners Present: Dani Albers, Deborah Atkins, Geoff Barr, Kelly Bridgeman, Boyce Bryson, Jeff Knapp, David Miller, Kjerstine McHugh, Kate Mohill, Lara Ravich, Khiem Tran

Management: Alan Gold

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

Old Business

- **Courtyard Balcony/Porch Restoration – Special Assessment Vote**

Mark began the meeting by giving a brief historical recap of the balcony repair issues. He also outlined the steps the board has taken in the process of investigating the problems and seeking bids for repairs. Mark explained that maintaining the health of our reserve funds has been the primary concern and is what led to the board's proposal of a special assessment to help cover the balcony repair expenses. He stressed that the special assessment would not be collected until the spring, which would give owners several months to budget for the additional expense.

Mark continued with a brief explanation of the board's rationale for repairing all the balconies at one time, rather than repairing them one at a time or as repairs are needed. This will help to reduce the overall expenses involved with obtaining multiple city building permits and the costs incurred with multiple scaffolding setups as each repair takes place. Also, he noted that multiple contractors are needed to complete the repair project: a contractor for balcony floor repair and sealing, another contractor for repairing/replacing the balcony ceilings, and yet another contractor to handle the balcony tuck pointing and repainting.

Discussion continued from owners as to whether the board had followed the correct protocol in giving notice of the special assessment vote to owners, the legality of the board approving a special assessment without the vote of the entire ownership, and questioned if the proposed \$22,000 special assessment portion of the total repair costs amount was appropriate.

Alan Gold responded to these owner concerns by giving a detailed explanation of the legalities involved with a special assessment. After his meeting with our legal counsel, it was determined that the board had followed correct protocol as outlined by the 2008 Illinois Condominium Act and the by-laws of the Paulina Court association declaration.

David Miller suggested that the board was proceeding too quickly with the special assessment vote and should take more time to gather information about other possible repair options and obtain additional repair bids. If the board proceeds with the vote this evening, he will petition all owners to call a special meeting to rescind the assessment vote.

Mark defended the board's actions to date, but in order to maintain the board's effort to remain open and fair, he proposed that an owner's committee be formed to further investigate balcony repair issues and obtain additional repair bids. David Miller and Kelly Bridgeman volunteered to be on the committee and to report back to the board with their findings prior to the November meeting.

Mark proposed that the special assessment vote be tabled for now and will be readdressed at the November annual meeting. The motion was seconded and approved.

A brief discussion followed about the importance of maintaining a healthy reserve fund and the board's commitment to transferring at least \$10,000 per year into the association reserve fund.

Treasurer's Report

- Judi distributed copies of the current budget report as if 9/30/08 and the proposed 2009 budgets showing 5%, 7.5% and 10% increases.
- All basic utility expenses have increased during 2008 and continue to increase.
- Because of the increasing cost of heating fuel, we no longer have a surplus in the heating line item as we have had in previous years.
- The assessment delinquencies continue to decline.
- We currently have a budget net of approximately \$9,400. Other than some outstanding bills for furnace maintenance, etc., we continue to be on track budget wise.
- A question was raised concerning the \$500 allocated for the snow removal line item. Judi explained that this is a "pay per use" item and remains in the budget from a contract set up several years ago. It was suggested that the association purchase a snow blower rather than budgeting for an outside contractor to handle snow removal.
- A motion was made to approve the treasurer's report. The motion was seconded and approved.

Other Old Business

- **Fall 2008 Clean-up Day – Saturday, October 18, 9:00 A.M. to 12 Noon.**
It was reported that all plans are in place for the fall clean up day on the 18th. Tasks include resealing the parking lot, gardening and yard clean up, power washing, painting the front iron window guards, scheduled exterminator visit, a Brown Elephant resale store pick-up, and general cleaning. Uncompleted tasks will be assigned to owners who are unable to attend the October clean up day.
- **2008 Annual Meeting – Tuesday, November 18th**
The 2008 annual meeting will be held in the basement of 5916. Meeting notices, along with the proposed 2009 budget, will be distributed and posted next week. At this meeting the 2009 budget will be approved, the 2009 board members will be elected, and an overview of 2008 and future association projects will be discussed. Please contact Terry Brackney by email no later than Monday, October 20th if you are interested in running for a position on the board.

New Business

- Geoff Barr alerted the board that there is a continuing water leakage issue associated with the east front door entryway that goes into the basement level of his unit. The board will investigate this issue.
- **2009 Budget**
After brief discussion of the three proposed 2009 budgets (5%, 7.5% and 10% increases), Mark made a motion that the 7.5% budget increase be selected as the 2009 proposed budget. The motion was seconded and approved.

The meeting was adjourned at 8:50 P.M.

General Reminders and Paulina Court Updates

- **Annual Board Meeting - Tuesday, November 18 at 7:00 P.M.** The meeting will be held in the basement of 5916.
- **Air Conditioners:** If you have not done so, please remove your window air conditioning units as soon as possible. This will help to reduce heat loss and heating costs during the upcoming winter heating season.
- With the approach of the holiday season, please remember to use the exterior stairways when transporting live Christmas trees into and out of your unit. This will help to keep our stairway carpeting and entryways tree needle free. Thank you!

Next board meeting: 2008 Annual Meeting

Tuesday, November 18, 7:00 P.M. - 5916 Basement