

Paulina Court Condo Annual Board Meeting Minutes

November 18, 2008, 5916 Basement

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

Owners Present: Deborah Atkins, Kelly Bridgeman, Boyce Bryson, David Miller,
Kjerstine McHugh, Britt Johnson, Tim Specht, Khiem Tran

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

- Copies of the agenda, 2008 report presentation, and the 2009 proposed budget were distributed. Kathryn began the meeting by welcoming those present and asked everyone to introduce themselves.
- Kathryn went through the presentation which included the following agenda items: 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 2008, proposed projects for 2009, and pie charts of how the 2009 budget will be allocated along with a comparison between costs in 2008 and 2009. [A complete copy of the presentation will be posted on the Paulina Court website with the meeting minutes.]
- Judi gave a brief explanation and comparison of expenditures in the current budget and the proposed 2009 budget. Judi reported that the board has proposed a 7.5% increase to the 2009 budget and explained the rationale behind the increase. If approved, the assessment increase will become effective January 1st, 2009.
- Our legal representation will once again petition to protest any property tax increases in 2009 on behalf of the entire association. There will be no legal expense unless the appeal is successful.
- Kathryn gave a brief update concerning the status of the special assessment vote and balcony repair project. The special assessment vote will be held at the regular December board meeting. David Miller gave an overview of the additional research and bids for balcony repair that he and Kelly Bridgeman have obtained. An updated bid had just been received and will be forwarded to the board for consideration.
- Ballots were distributed for the election of the 2009 board members. The slate of candidates includes: Lori Altman, Terry Brackney, Judi Brown, Boyce Bryson, Kathryn Hallenstein, Mark Hoeve and Sara Zimmerman. When the voting was completed, the votes and proxy ballots were tabulated. The newly elected 2009 board members are: Lori Altman, Terry Brackney, Judi Brown, Kathryn Hallenstein, Mark Hoeve, and Sara Zimmerman.

The regular board meeting adjourned at 7:55 pm.

- The board went into executive session to vote on the proposed 2009 budget. A motion was made to approve the 7.5% budget increase. The motion was seconded and a vote was taken. The 2009 budget and 7.5% assessment increase was unanimously approved.
- A motion was made that the board allocate funds to purchase a new snow blower for the association. The motion was seconded and approved.
- A brief discussion was held concerning the balcony repair options and possible payment plans for the proposed special assessment. No decision was reached but the discussion will continue prior to the special assessment vote at the December meeting.

The meeting adjourned at 8:15 P.M.

General Reminders and Paulina Court Updates

- **2009 Board Roster**

President: Mark Hoeve; Vice President: Kathryn Hallenstein; Treasurer: Judi Brown; Secretary: Terry Brackney; Members-at-Large: Lori Altman, Sara Zimmerman

- With winter weather again upon us, help prevent interior kitchen water pipes from freezing by leaving a cabinet door under the sink at least partially open and occasionally running water from your refrigerator water dispenser so the water line doesn't freeze. Also, due to the colder temperatures, exterior doors don't always close completely. Please make sure all doors and gates are completely closed behind you after entering/exiting the building.
- 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.

Next board meeting: Tuesday, December 9

7:00 P.M. - 5916 Basement