

Paulina Court Condo Board Meeting Minutes

Annual Meeting - November 10, 2009

Board Members present: Lori Altman, Judi Brown, Terry Brackney, Mark Hoeve, Sara Zimmerman
Unit Owners present: Deborah Atkins, Boyce Bryson, Britt Johnson, Jeff Knapp,
Kjerstine McHugh, Kate Mohill, Lisa Staiger, Khiem Tran
For Management: Alan Gold

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

- Copies of the meeting agenda, the 2010 proposed budget, and the current budget report through 10/31/09 were distributed. Mark began the meeting by welcoming those in attendance. After determining that a quorum was present, the meeting was turned over to Alan Gold for the 2010 board election.

Board Election

- Alan asked the candidates for the 2010 board to stand and introduce themselves. The six candidates are: Lori Altman, Judi Brown, Terry Brackney, Boyce Bryson, Mark Hoeve, and Sara Zimmerman. Alan asked for additional nominations from the floor. With no additional nominees from the floor and an equal number of candidates and board positions, Alan suggested that a ballot vote be suspended and the 2010 board be elected by voice acclamation.
- On voice acclamation vote, the 2010 board was unanimously elected.

Finance Report and 2010 Budget Adoption

- Mark reported that the proposed 2010 will remain the same as 2009 with no increases in owner assessments. Expenses for the balcony repair project, of which 50% was funded by a \$22,000 owner special assessment, have been on target. Because of unexpected building code violation repairs that were not budgeted, approximately \$4,500 has been taken from reserves to cover these costs. Heating expenses, our largest utility expenditure, have not increased and are projected to decrease in 2010. With two months remaining for the current budget year, we hope to be under budget for heating.
- On a motion made and seconded, the proposed 2010 budget was unanimously approved.

Old Business

- **Balcony Repair Project**
Mark reported that the balcony repair project has been successfully completed. A significant amount of money was saved by having Roger Hendricks complete the entire project. The overall owner response to the quality of the work done has been very positive.
- **Wooden Porches Building Code Violations Update – Proposed Special Assessment**
Mark gave a brief overview of where we stand concerning the remaining wooden porches/stairways building code violations. He reported that he has been working with Alan Gold to obtain more detailed bids for the repairs that will bring us into compliance with the city building code. To date, two bids have been received from the Porch People and Frakiel Builders and have ranged from approximately \$45,000 to \$65,000. The large price range is due to the quotes including both porch repair and complete porch replacement. We hope to have more detailed bids and projected costs by the December meeting. The board has proposed that this repair project be funded by a special assessment in order to keep our reserve funds at an adequate and healthy level. Discussion concerning the proposed special assessment will continue at the December board meeting.

The meeting adjourned at 7:40 P.M.

General Reminders and Paulina Court Updates

- **2010 Board Roster**

Lori Altman, Terry Brackney, Boyce Bryson, Judi Brown, Mark Hoeve, and Sara Zimmerman

- **Air Conditioner Removal**

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 winter heating season.

- With winter weather right around the corner, 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.
- During the upcoming holiday season, please remember to use the exterior stairways when transporting live Christmas trees into and out of your unit. This will help keep our stairway carpeting and entryways tree needle free.

Next board meeting: Tuesday, December 15th, 7:00 P.M.