

Paulina Court Condo Board Meeting Minutes

December 15, 2009 - 5912 Basement

Board Members Present: Terry Brackney, Boyce Bryson, Mark Hoeve
Owners Present: Jeff Knapp

Prior to the regular board meeting, a closed executive session was held to discuss strategies to address delinquent assessment payments. Alan Gold joined the meeting via telephone and explained the legal steps involved and answered board members' questions. The board instructed Alan to contact our legal council to begin the process to recover delinquent assessments.

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

Treasurer's Report

- In Judy's absence, Mark gave a brief financial report. He reported that assessment payment delinquencies have continued to improve since last month.
- Other than expenses from the unbudgeted violation code repair work, we continue to be on target financially for the year. We hope to end 2009 with approximately \$70,000 in reserves.
- A motion was made to approve the treasurer's report. The motion was seconded and approved.

Old Business

- **Proposed wooden stairway replacement**

Four bids have been received for the wooden stairs replacement project in order to bring the stairways up to city code. The bid amounts range as follows:

The Porch People;	\$122,151
Frackiel Builders/Framar Porches:	\$44,000
RVL Construction:	\$44,580
IB General Contractors:	\$50,000 (this bid does not include architectural plans or city building permit)

A motion was made to accept the \$44,000 all inclusive bid from Frackiel Builders/Framar Porches & Decks to replace the exterior wooden stairways for the 5912, 5916, 5920 and 5924 stacks. The motion was seconded and approved.

- **Proposed special assessment to fund the wooden stairway replacement project**

In order to fund this city mandated project and maintain a healthy reserve fund, the board has proposed a 2010 special assessment to help cover either part or all of the costs for the wooden stairs/porches replacement. The estimated cost for the project will be \$44,000 for the stairs replacement, plus an additional \$16,000 to cover costs for building code violation work that has already been completed, for a total of \$60,000. After discussion of various methods of funding the project, it was proposed that 60% (\$36,000) of the \$60,000 total come from a special assessment and the remaining 40% (\$24,000) be taken from the reserve fund.

A motion was made to allocate \$60,000 to fund the wooden stairway replacement with \$36,000 (60%) coming from the proposed special assessment and the remaining 40% to be taken from the reserve funds. The motion was seconded and approved.

- A board vote for the proposed special assessment will be included in the January meeting agenda. Payment plans and additional details concerning the special assessment will be discussed at the January meeting.

The meeting adjourned at 7:40 P.M.

General Reminders and Paulina Court Updates

- **Cold Weather Reminder:** To help prevent interior kitchen water pipes from freezing during extreme cold, leave the cabinet door under the sink partially open and occasionally run water from your refrigerator water dispenser to help keep the water line open.
- Please be aware that our entryway gates are adjusted to allow them to close properly during cold weather. If possible, please do not let the gates slam shut behind you and, for everyone's safety, double check that all doors and gates are completely closed and latched as you enter and exit.
- **Let it Snow:** Since we don't have a snow removal service please don't hesitate to pick up a snow shovel or start up the snow blower to help clear our sidewalks whenever we have a snow cover. For heavier snowfalls, a gasoline-powered snow blower is stored in the 5912 basement. Instructions are posted on the 5912 alley basement door. Shovels and salt containers are also located in each stack.
- **Happy Holidays!** Thanks to all for making 2009 another great year for Paulina Court. Everyone's input and participation are important so make a point of attending the January board meeting.

**Next Board Meeting: Tuesday, January 12, 2010
7:00 P.M. - 5916 Basement**