

Paulina Court Condo Board Meeting Minutes

February 9, 2010 - 5912 Basement

Board Members Present: Terry Brackney, Judi Brown, Boyce Bryson, Mark Hoeve, Sara Zimmerman

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

Treasurer's Report

- Judy distributed copies of the reserve fund activity since 2004 and a draft of the building/common area repair summary report since 2001. As of 2/9/10, our current reserve total is \$71,796. Since December 2001, the association has had a total expenditure of approximately \$176,000 for building/common area repairs and replacement projects.
- We ended the 2009 budget year with \$82,000 in reserves. Heating costs were down by approximately \$15,000. We are on target for the 2010 budget.
- Assessment delinquencies continue to remain at approximately \$5,000.

Old Business

- **Wooden Stairs Replacement Update**
Mark reported that a contract has been signed with Frackiel Builders for the exterior stairway/deck replacement project. The contractors have done some preliminary measuring but no exact start date has been given for the project. Once a start date is set, an email will go out to all owners with instructions to remove all personal property from the exterior stairways and decks. All items stored underneath the stairways at ground level will also have to be removed during the teardown and rebuilding phases.
- **Building Code Violations Update**
Mark reported on the recent city building code violation hearing. Alan Gold represented the association at the hearing and reported back to the board via email. All code violations that have been corrected were dismissed and the final violation for the wooden stairways will also be dismissed once the repair work is completed and inspected by the city. The association was fined \$375 for the porch violation and all other items were found to be in compliance.
- **Long Range Budget Planning**
Mark distributed copies of the updated long-range budget planner spreadsheet listing possible long-range projects (e.g. roof, window, furnace replacement) that were submitted by board members and owners. The projects are sorted into 3, 5 and 10+ year categories with the estimated costs of each project. Following the board's recent decision to fund major capital projects with 50% from the reserve fund and 50% from special assessments, these cost totals will help the board determine how much money needs to be put into the reserve fund annually to cover the cost of the projects. Lower expenditure, short-term projects will continue to be totally funded by the reserve funds.
- **Balcony ceiling peeling update**
Roger Hendricks has been notified of the balcony ceiling and wall peeling that has been reported to the board. He will return in the spring to inspect the balconies and repaint/reseal wherever needed.

New Business

- **Spring Clean-up Date selection and possible projects**
Saturday, May 15 has been selected as the tentative date for our annual spring clean-up. Mark asked the board to suggest tasks that we might want to undertake. The upcoming

stairway replacement project may limit some of the clean-up activities depending on how far the project has progressed. Discussion will continue at the March and April board meetings.

The meeting adjourned at 7:40 P.M.

General Reminders and Paulina Court Updates

- **Spring Clean-up 2010**
Our annual spring clean-up day is tentatively scheduled for **Saturday, May 15, 9:00 A.M. – 12 Noon**. Come out and enjoy the spring weather, meet with your neighbors, and help to improve our property.
- **Thanks for Pitching In!**
Since our entryways, stairways and landings are cleaned by housekeeping once a month, please help keep those areas clean and clutter free in between housekeeping visits. This includes disposing of any junk mail, out-dated newspapers, flyers, etc. that accumulate in the entryways and at the front gate.
- **Reminder for contacting all owners via email:** If you want to send an email to all Paulina Court owners the address to use is owners@paulinacourt.org. The email address to contact all board members only is boardmembers@paulinacourt.org
- **Paulina Court Website**
If you have any useful information, handyman/contractor suggestions or reviews, neighborhood news, community events, helpful hints, reminders, a new email address, etc. that you would like to share with your neighbors and have posted on the Paulina Court Website, please contact Khiem Tran via email at: ktran.chicago@comcast.net.

**Next Board Meeting: Tuesday, March 9, 2010
7:00 P.M. - 5912 Basement**