

# **Paulina Court Condo Board Meeting Minutes**

March 8, 2011 - 5912 Basement

**Board Members Present:** Terry Brackney, Judi Brown, Boyce Brison, Mark Hoeve,  
Sara Zimmerman  
**Unit Owners Present:** Kathryn Hallenstein  
**For Management:** Alan Gold

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

## **Treasurer's Report**

Because there was no recent financial or budget activity to report since the February meeting, the full treasurer's report was deferred to the April board meeting

## **Old Business**

- **Building masonry repair project**

Alan Gold reported to the board on recent activity concerning the upcoming masonry repair project. Kellermeyer Godfryt Hart (KGH) has begun their inspection of the entire building structure. Once the entire inspection has been completed, a full inspection report will be prepared and presented to the board at a future board meeting.

During their initial inspection, KGH discovered two sections of roof parapet masonry between 5912 and 5916 that was cracked and flaking. They have deteriorated to the point that there is a possibility of breaking off and falling onto the sidewalk and/or courtyard below. Because of the possible danger, Alan advised the board to take immediate action to have this repaired and recommended that the south sidewalk should be closed until the defective masonry is repaired. The board directed Alan to contact a masonry contractor to have the broken masonry removed as soon as it can be scheduled. In the meantime, Mark volunteered to alert owners of the situation via email and to temporarily block the south sidewalk between 5912 and 5916 to foot traffic.

## **New Business**

- **Lawn care proposal for 2011**

Mark reported that a bid had been received from Diaz Brothers Landscaping, our current lawn service, for \$2,220. After brief discussion, the board consensus was to retain Diaz Brothers for 2011 lawn care services.

A motion was made to accept the \$2,220 bid from Diaz Brothers Landscaping. The motion was seconded and unanimously approved by voice vote.

- **Peoples Gas meter inspection notice**

Judi reported that we had recently received a notice from Peoples Gas to schedule a gas line and meter inspection for the building. Sara Zimmerman volunteered to contact Peoples Gas to schedule and oversee the onsite inspection.

The regular board meeting adjourned at 7:20 P.M. and immediately went into a closed executive session.

## **Executive Board Session**

The executive session was called (1) to review the status of delinquent assessment payments and (2) to discuss a recent written noise complaint that had been brought before the board.

Alan Gold reported that recent payments had been received for the past due assessments in question and that the collections process does not need to proceed further at this point.

The noise complaint was uncontested and the board directed Alan Gold to send a first written warning to the owner, in accordance with Paulina Court rules and regulations. Both board members who were involved in the complaint recused themselves from the decision.

The executive session adjourned at 7:40 P.M.

## **General Reminders and Paulina Court Updates**

- **Spring Clean-up 2011**  
Our annual spring clean-up day is tentatively scheduled for **Saturday, May 14, 9:00 A.M. – 12 Noon**. Come out and enjoy the spring weather, meet with your neighbors, and help improve our property! If you have any project suggestions, please contact the board at [boardmembers@paulinacourt.org](mailto:boardmembers@paulinacourt.org). More details will follow after the April board meeting.
- **Garbage Dumpsters**  
We are levied an additional fee for pick-up of trash that is placed outside of or next to the dumpsters. Please make an effort to put all trash and discarded items inside the dumpsters. Also, large cardboard boxes should be broken down before going into the dumpsters.
- **The Sounds of Spring**  
With warmer weather returning and unit windows opening, be aware that voices and other sounds tend to amplify in our courtyard, especially from our balconies and decks. **Please be considerate of your neighbors by keeping music and voices at a moderate volume during the day and at low volume during our nighttime quiet hours.** For more information about noise issues, please refer to page 15 of the Paulina Court Rules and Regulations manual.
- **Locked Out of Your Unit?**  
To avoid a costly visit from the locksmith, consider giving a duplicate key to a neighbor in your stack for safekeeping or hide a duplicate key in a basement common area location (e.g., your electrical breaker box or another secure location known only to you). The association does maintain a locked key storage cabinet for owners who voluntarily provide a duplicate key to the association; however, access to the storage box is restricted and to be opened for emergencies only.

**Next Board Meeting: Tuesday, April 12, 2011**  
7:00 P.M. - 5912 Basement