

# **Paulina Court Condo Board Meeting Minutes**

June 12, 2012 - 5912 Basement

**Board Members Present:** Terry Brackney, Judi Brown, Mark Hoeve, Kate Mohill  
**For Management:** Alan Gold

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

The board went into executive session with Alan Gold to discuss special assessment payment delinquencies, assessment late payments and other recent management issues.

## **Financial Report**

- Judi Brown distributed copies of the budget report through May 2012. She reported that heating costs have been way below budget, but other utility expenses, including electricity and water, have increased. Otherwise, the budget continues to be on target for the year.
- Current assessment delinquencies total approximately \$5,000.
- Due to the income received from the rental of the 5920-2E unit, the outstanding balance was cut to approximately \$8,000. Now that the lender has taken possession of the unit, monthly assessments will be paid by the bank.

A motion was made to approve the financial report. The motion was seconded and approved by voice vote.

## **Old Business**

- **Building masonry repair project**  
Mark reported that the masonry repair project is nearing completion, with some additional minor work and cleanup to be done. A final inspection will be conducted by KGH to verify that all the work contracted to be done has been completed. Board members expressed how pleased they were with the quality of the work and how well the project was managed by Dakota Evans.

## **New Business**

- **Possible improvement projects**  
Now that the masonry repair project has been completed, the board discussed other possible improvement projects for the common areas. Suggested projects include:
  - Additional touch-up painting of balconies that are experiencing peeling.
  - Replacement of exterior lighting fixtures (front gate and exterior stairways/landings).
  - Replacement of stairway and landing carpeting or, at least, have the carpeting professionally cleaned this year.
  - Paint the exterior unit rear doors and thresholds.
  - Paint all iron fences and gates, including the parking lot fence/gates.
  - Continued improvement of the building landscaping.

Terry volunteered to research exterior lighting replacement options and will report back to the board. Mark will speak with Roger Hendricks about doing the touch-up balcony painting and will also ask him to submit a bid for the other suggested painting projects.

The meeting adjourned at 8:15 P.M.

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

- **Keeping Things Green**

A big thank you to those who have volunteered to water the lawn (especially the courtyard lawn), and courtyard plants and flowers during this recent dry spell. Your thoughtfulness is appreciated!

- **Summer in the City**

A quiet reminder: now that warm weather has returned and windows are open, please remember that sounds and voices tend to amplify in our courtyard, especially from the balconies and decks. Be considerate of your neighbors by keeping music and voices at low volume during the nighttime quiet hours and at moderate levels during the day.

- **Safety First: Close and Lock all Common Area Doors and Gates**

Please remember to double check that all doors and gates are completely closed, latched and locked as you enter and exit the building. If you notice a broken lock or common area door that doesn't close properly, please contact a board member via email to schedule a repair.

- **New Board Member Cultivation**

Want to get involved? Attend the next board meeting. The board needs your input, suggestions, ideas and support.

**Next Board Meeting: Tuesday, August 14, 2012**

7:00 P.M. - 5912 Basement