

Paulina Court Condo Board Meeting Minutes

September 10, 2013 - 5912 Basement

Board Members Present: Terry Brackney, Judi Brown, Boyce Bryson, Mark Hoeve, Kate Mohill, Sarah Zimmerman

Owner's Present: Becky Kidd

Mark Hoeve called the board meeting to order at 7:00 P.M.

Treasurer's Report

Judi presented a brief financial report. She reported that we continue to be on target for the 2013 budget. Because of lower heating expenditures, we may be able to transfer a larger dollar amount from the general operating funds to the reserve fund at the end of the year. Also, because of the association's continued stable financial situation, she proposed that an assessment increase for 2014 would not be needed.

Old Business

- **Association management issues**

The meeting opened with a brief discussion of on-going management company issues, including the timeliness of receiving bill payment information and other financial updates from the management office. Mark volunteered to discuss the board's concerns with Alan Gold.

- **Possible repair/maintenance projects for 2014**

Mark initiated a discussion concerning possible common area repair projects for 2014 and asked the board for additional suggestions. Possible projects include:

- Continuation of the parapet/roof masonry repair for 5920-24. Mark will ask Alan Gold to contact Dakota Evans to update their appraisal of what masonry work remains to be done. Dakota Evans was previously contracted for the 5912-16 masonry work completed last summer.
- Resurfacing the parking lot. Quotes will be obtained for this project.
- New landscaping for the courtyard and the east front of the building.

Mark will email owners and ask them to submit possible repair and improvement projects to the board for future consideration.

- **2013 Fall Clean up**

Weather permitting, the fall clean up will occur on Saturday, October 5. Tasks will include general cleaning of common areas, weeding, yard work, replacement of common area light bulbs, and other needed tasks. Boyce volunteered to send an email notice to all owners with details of the clean-up day and to ask for a volunteer to check into dryer vent cleaning services that could be scheduled for that day.

New Business

- **2013 Annual Meeting and Board Election**

The board discussed the upcoming 2013 annual meeting and board election. It was proposed that the annual meeting be held on the regular November meeting date, Tuesday, November 12. After some discussion concerning the 2014 budget, the board proposed that there be no increase to assessments for 2014.

All current board members indicated that they would run for board positions for 2014. Owners who would like to serve on the board should contact Alan Gold (apgoldrealty@yahoo.com) or a current board member by email. The proposed 2014 budget and the slate of board candidates will be distributed to owners prior to the

November meeting. More information will be made available after the October board meeting.

With no other pending business, the meeting adjourned at 8:00 P.M.

General Reminders and Paulina Court Updates

- **Fall Clean Up Day: Saturday, October 5, 9:00 A.M. – 12 Noon**
If your schedule allows and the weather permits, please plan on volunteering for our annual fall clean up day. We'll meet in the courtyard at 9:00 A.M. Come out and enjoy the fall weather, meet with your neighbors, and help improve our property!
- **Annual Board Meeting – Tuesday, November 12 at 7:00 P.M.**
Mark your calendar now. The 2014 budget will be presented and approved, the 2014 board will be elected, and current and future projects will be reviewed at the annual meeting. All owners are required to attend. Please contact Alan Gold (apgoldrealty@yahoo.com) if you are interested in running for a position on the board. More details will follow after the October board meeting.
- **With winter weather looming in the future...**
Please remember to remove your window air conditioning units by October 31st. As stated in our Rules and Regulations document:

“Owners are required to remove all window air conditioning units by October 31, unless the AC units have been properly secured and insulated for the winter or have otherwise been granted an exception by the board. Proof of proper AC unit insulation must be submitted to the board via electronic photograph (e.g. digital camera, phone camera) no later than October 31. Failure to remove the AC units or provide proof of proper AC insulation will result in a \$250 fine assessed to the owner for each heating season (approximately October 15 – May 15) that they are noncompliant.”

- **New Board Member Cultivation**
Want to get involved? Attend your board meetings...or better yet, run for a position on the board. We need your interest, input, ideas and support.

Next Board Meeting: Tuesday, October 8, 2013

7:00 P.M. - 5912 Basement

Please bring your own chair.