

# **Paulina Court Condo Board Meeting Minutes**

January 8, 2019 - 5912 Basement

**Board Members Present:** T. Brackney, K. Fitzgerald, M. Hoeve, R. Kidd  
**For Management:** Greta Schulderberg

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

## **Financial Report**

The financial report was deferred to the next board meeting.

## **Old Business**

- **2019 Board Officer position confirmation**

2019 officer positions:

Mark Hoeve:	President
Jeff Hutchins:	Vice President
Judi Brown:	Treasurer
Terry Brackney:	Secretary
Kat Fitzgerald:	Member-at-large
Becky Kidd:	Member-at-large

Judi Brown has alerted the board that she will be stepping down from the position of treasurer. Becky Kidd volunteered to assume the role of board treasurer when this occurs.

- **Door closer installation and payment proposals**

Greta gave a brief overview and update on the status of the door closer installation process. The association's insurance company has mandated that the door closers be installed within 30 days (before the end of February 2019) in order to maintain policy coverage.

She reported that the installation of the common area (basement) door closers has been completed. Owners' door closers will be installed over a two-day period, preferably on a Friday and Saturday, with exact dates to be determined. The management company will contact all owners with detailed information concerning the installation process and the proposed installation schedule, once it has been finalized.

Mark reported that three options have been proposed by the board for the door closer/installation payment:

- 1) Unit owners pay 100% of the closer and installation costs.
- 2) Unit owners pay 100% of the closer cost and 50% of the installation cost.
- 3) Unit owners pay 100% of the closer cost and 100% of the installation cost will be paid by the association.

After brief discussion, the board agreed, that option 3 is the preferred method for payment: owners will pay 100% of the door closer hardware cost and the association will pay 100% of the installation. After the installation is completed, owners will assume full responsibility for the maintenance of the door closers. The board also agreed that a \$1,000 per month fine will be levied against any owner who does not schedule to have

their door closer installed within the 30-day time frame. The cost of the door closer hardware will be billed back to owners by the management company.

A motion was made to accept option #3 for payment of the owner door closers and closer installation. The motion was seconded and unanimously approved by voice vote.

- **Management company merger**

Greta reported that the merger of Triview Properties with Westward 360 property management has been completed. The merger will provide the association with more in-house options for maintenance and legal services. The common area janitorial services schedule will remain the same. All owners were previously notified of the merger in December.

With no further business, the meeting adjourned at 7:50 P.M.

**Next Board Meeting: Tuesday, February 19, 2019**  
7:00 P.M. – 5912 Basement