

## **Paulina Court Condo Board Meeting Minutes**

June 21, 2016 - 5912 Basement

**Board Members Present:** Terry Brackney, Judi Brown, Mark Hoeve, Jeff Hutchins, Becky Kidd

**Owners Present:** Kate Mohill

**For Management:** Lucia Vineyard (Property Manager)

Mark Hoeve called the meeting to order at 7:00 P.M. and introduced the new property manager, Luci Vineyard, to the board.

### **Approval of May meeting minutes**

A motion was made to approve the May board minutes. The motion was seconded and unanimously approved by voice vote.

### **Financial Report**

The financial report was deferred to the July meeting.

### **Old Business**

- **5916 fire extinguisher reinstalled**  
Luci reported that the fire extinguisher and holder in the 5916 stack has been repaired and reattached to the stairway wall.
- **Entryway and stairwell touch up painting**  
Judi Brown reported that Roger Hendricks has provided a bid to do touch-up painting in the entryways and interior stairways. The quote is \$350 per stack for a total of \$1,400.00. After brief discussion, the board proposed to accept the bid.

A motion was made to accept the stairway painting quote from Roger Hendricks. The motion was seconded and unanimously approved by voice vote.

- **Deck and exterior stairway cleaning/sealing**  
Luci reported that two bids have been received for the exterior stairway/landing power washing and sealing project to be completed this fall. The quotes are:
  - Triview Building Maintenance: \$2,000.00
  - Alternative Home Improvement: \$5,600.00

Because the cleaning/sealing of the courtyard decks is the responsibility of the individual owners, it was suggested that owners who'd like to have their decks cleaned and sealed might have the option to schedule the work when the contractor is on site to do the common area work. Luci will further investigate this and obtain an additional quote for sealing the courtyard decks.

A motion was made to accept the deck cleaning/sealing bid from Triview Building Maintenance. The motion was seconded and unanimously approved by voice vote.

- **Tax appeal charge backs to owners**  
With the success of the recent property tax appeal on behalf of the association to reduce our property taxes, the legal fees incurred will be charged back to Paulina Court owners. The management company will handle billing each owner for their share of the tax appeal costs. Legal counsel only charges a fee when a tax appeal is successful.

- **Rules and Regulations update**

The recent changes to the rules concerning rental units and moving in charges have been updated in the rules and regulations booklet. Copies of the updated manual will be mailed out to owners via the management office. The Paulina Court website online copy of the rules and regulations has also been updated.

- **Masonry project phase 3 updated bids**

Luci reported that two additional quotes are forthcoming from Dakota Evans and Arrow Masonry for masonry work needed to complete phase 3 of the building masonry project. The remaining work includes repair of the 5924 northeast façade and the parapet of the courtyard/parking lot walkway.

- **Parking lot renovation**

Lucie reported that quotes are still forthcoming for the parking lot repaving project and she hopes to have them for review at the July board meeting. The board is hoping to select a contractor and have the project scheduled and completed before winter returns.

### **Landscape Committee report**

Jeff Hutchins presented an update from the landscape committee. He reported that he and David Miller met with arborist, Alison Herrell, of The Care of Trees, Inc., who performed an on-site examination of the courtyard trees. It was her determination that both trees were very healthy and that the maple tree root system shows no evidence of infiltration into the building foundation. She recommended that both trees should be saved and that it would be more economical to replace the uplifted sidewalk section than to remove and replace the maple tree. She did, however, recommend that both trees should be pruned and the front pear tree should be stabilized with cabling. A quote of \$1,050.00 for the tree service was provided. Jeff will reconvene the landscape committee in the next few weeks to determine how to proceed with the project now that the tree issue has been resolved.

The board agreed with the arborist's findings that both trees should be saved and a proposal was made to proceed with the tree trimming and cabling.

A motion was made to accept the tree pruning bid from The Care of Trees, Inc. The motion was seconded and unanimously approved by voice vote.

### **New Business**

- **July meeting date**

Due to board member scheduling conflicts, the board agreed to move the July board meeting to Tuesday, July 12.

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

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

- **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, cell phone conversations, 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.

- **Attention New Owners: Paulina Court website**

Go to [paulinacourt.org](http://paulinacourt.org) to find an archive of board meeting minutes, a current copy of the Rules, Regulations and Policies Manual and other reference materials, and neighborhood info. The website login is [paulinacourt](#) and the password is [paulina1379](#).

**A 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](mailto:owners@paulinacourt.org). The email address to contact board members only is [boardmembers@paulinacourt.org](mailto:boardmembers@paulinacourt.org).

- **New Board Member Cultivation**

Want to get involved in your association? Attend the board meeting. We need your interest, input, ideas and support.

**Next Board Meeting: Tuesday, July 12, 2016**

7:00 P.M. – 5912 Basement