

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

May 15, 2018 - 5912 Basement

**Board Members Present:** Terry Brackney, Judi Brown, Mark Hoeve

**Owners Present:** Kate Mohill

**For Management:** Greta Schluderberg

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

### **Financial Report**

Judi Brown presented a brief financial update. She reported that there have been some recent water billing issues and will have the management company address the issues with the city. The monthly assessment delinquencies continue to be minimal, and, overall, we are still on target for the 2018 budget.

### **Old Business**

- **Courtyard landscaping for 2018**

The board agreed to have Annette Held Landscaping provide plants and flowers to fill the courtyard urns. Each urn planting will cost approximately \$70, with the two smaller urns at the west end of the courtyard costing somewhat less. The total should be between \$300-\$350. It was also noted that new bushes and plants that didn't survive the winter are still under warranty and will be replaced sometime in June.

### **New Business**

- **5912 Unit 1E drain pipe leakage**

Mark reported that the board and management company were alerted about an ongoing water leakage issue discovered in the Barr's unit, 5912 #1E. The water seepage appears to originate from a common area drain pipe that drains into the 5912 #1E basement floor. A plumber was called to investigate and determined that the drain pipe may have broken and needs to be replaced. The initial estimate for repair is approximately \$2,000. The board will continue to review the issue and determine whether the association or the owner is responsible for repair costs. Greta will contact the owner as soon as possible to schedule a time to view the area where the seepage has occurred.

With no further business, the meeting adjourned at 7:55 P.M.

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

- **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.
  - **A Gentle Reminder...**  
Now that warmer weather is here and windows are open, please remember that sounds and voices tend to amplify in our courtyard, especially from our 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.
  - **Www.paulinacourt.org and Current Email Addresses**  
If you have a new or updated contact email address or telephone number, please contact Terry Brackney at [t.brackney@comcast.net](mailto:t.brackney@comcast.net) so he may update your information on the Paulina Court website. The website login is **paulinacourt** and the password is **paulina1379**.
- To contact 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).

**Next Board Meeting: Tuesday, July 17, 2018**  
7:00 P.M. – 5912 Basement