

## Paulina Court Condo Board Meeting Minutes

July 20, 2021 – Meeting was held via Zoom teleconference

**Board Members:** Terry Brackney, Kat Fitzgerald, Mark Hoeve, Jeff Hutchins, Helen Jun, Becky Kidd

**Owners Present:** Andrew & Linda Currie, Diane Regner (renter for the Curries), David Miller, Paul Zimmerman

**Building Management:** Mike Kurtovic, Property Manager

### Meeting Call to Order

Mark Hoeve called the meeting to order at 7:01 P.M.

### Approval of the May meeting minutes

A motion was made to approve the May 2021 board minutes. The motion was seconded and unanimously approved by voice vote.

### Financial Report

Becky and Mike presented a brief financial update. Mike reported that the budget is on track so far for the year and there are currently no assessment/special assessment payment delinquencies. Becky reported that regular transfers from the operating account to the reserve account will resume. Current account balances: operating account: \$39,360; reserve account: \$106,000.

### Old Business

- Mike reported on several repair projects and vendor updates:
  - **Cellular front gate entry system:** CBS will install the new system within the next two weeks.
  - **5916 balcony ceiling repair:** We have received one bid from Nairco for \$4,160 for repairing two ceilings. Mike will continue to seek additional bids for the project.
  - **5920-24 back porch structural inspection:** A deposit has been sent to Red Architects and the inspection will be scheduled within the next few days. Mike will alert the owners whose units need an interior inspection once a date is set.
  - **Waste disposal bin update:** Republic will remove their containers by the end of July. Chicago Disposal has been directed to replace the one large recycle bin with 2-4 smaller bins. This should also happen by the end of the month.
  - **Interior skylight trim:** A finishing carpenter will be contacted to inspect the skylights and recommend trim would be appropriate to cover the seam between the skylights and walls.
  - **Catch basin cleaning:** Completed.
  - **Common area exterminator visit:** Completed.
  - **Door buzzer and mailbox name plates:** All name plates are current.

### New Business

- **5912 3W porch window replacement**

Mark reported that these two windows are broken and need to be replaced. The repair will be scheduled for late fall or next spring. Many of the 5912-16 south porch windows have been replaced over the last few years on an as needed basis. The original windows were found to be of poor quality and were subject to frame leakage and issues with opening and closing.
- **Short and long-range projects and repair list**

Mark asked board members to compile and prioritize a list of possible repair and upgrade projects for the next 1-10 years, including any wish list or “nice to have” projects. These will be compiled and presented at the next board meeting.
- **Property tax appeal filing**

Mike updated the board concerning filing a property tax appeal and recommended that the board hire legal counsel to pursue an appeal on behalf of the association. If the appeal is

successful, all owners share equally in the legal cost, which is approximately \$2,000. If the appeal is unsuccessful, there is no fee. The board directed Mike to proceed with obtaining quotes for this service.

### **Open Forum and Adjournment**

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

**Next Board Meeting: Tuesday, September 28, 2021, 7:00 P.M. – Via Zoom teleconference**

Please contact Mark Hoeve at [markhoeve1234@yahoo.com](mailto:markhoeve1234@yahoo.com) for Zoom login information