

Paulina Court Condo Annual and Board Meeting Minutes

November 17, 2015 - 5916 Basement

Board Members Present: Terry Brackney, Judi Brown, Boyce Bryson, Kate Mohill, Sara Zimmerman
Owners Present: Kelly Bridgeman, Jeff Hutchins, Becky Kidd, Peter Kimmel, John McDowell, Eli Poole

Annual Meeting Call to Order

After determining that a quorum was present, the annual meeting was called to order by Boyce Bryson at 7:05 P.M.

Open Forum

Boyce welcomed those present and opened the meeting with a brief recap of maintenance projects that were completed during 2015 and an overview of improvement projects that the board is considering for 2016.

Boyce reported that 3 owners have presented a proposal to the board to perform common area snow removal for the 2015-16 winter season. Details of the proposal are in the October board meeting minutes. The board will vote on this proposal during the regular board meeting.

Boyce also reported on a board proposal that owners who did not participate in the dryer vent cleaning that was provided by the association must show proof that their dryer vents have been cleaned by December 31, 2015 or a \$100 fine may be imposed. The board will vote on this proposal during the regular board meeting.

Several owners reported that they were having issues with insufficient heat in their units. Owners were reminded that this is an ongoing issue when the heat is first turned on for the season and as temperatures continue to fall the "heat on" schedule/timer will be adjusted accordingly. It was also reported that several common area gate locks are not working properly, specifically the 5916 alley gate and the north gangway gate to the parking lot.

2016 Board Election

- The six candidates for the 2016 board are: Judi Brown, Terry Brackney, Boyce Bryson, Mark Hoeve, Jeff Hutchins and Becky Kidd. There were no additional nominees from the floor. Since there are six candidates for the six board positions, it was proposed that the ballot vote be suspended and the 2016 board be elected by voice acclamation.

On motion made and seconded, the ballot suspension proposal was unanimously approved by voice vote. The 2016 board was unanimously elected by a voice acclamation vote.

Adjournment

With no further business, the annual meeting adjourned at 7:25 P.M.

Board Meeting Call to Order

After determining that a quorum was present, the board meeting was called to order by Boyce Bryson at 7:30 P.M.

Financial Report

The full financial report was deferred to the next scheduled board meeting.

2016 Budget Approval

- With no additional changes made to the proposed 2016 budget, the budget was brought to a vote.

On motion made and seconded, the proposed 2016 budget was unanimously approved by voice vote.

Old Business

- **Snow removal service proposal vote**

After some additional discussion concerning the proposal, the board agreed to accept the bid presented by Mark Hoeve, Jeff Hutchins and Boyce Bryson to perform common area snow removal for the 2015-16 snow season. As compensation, a credit of \$1,300 will be divided among the 3 owner accounts. The proposal also includes the use of the association's snow removal equipment.

A motion was made to accept the snow removal service bid. The motion was seconded and was approved by voice vote.

- **Dryer vent cleaning fine proposal vote**

The board proposes that a fine of \$100 may be imposed if proof of dryer vent cleaning is not provide to the board by December 31, 2015. This will apply only to those owners who did not participate in the dryer vent cleaning that was provided by the association in October.

A motion was made to adopt the dryer vent cleaning fine proposal. The motion was seconded and was approved by voice vote.

- **On going projects and repairs**

It was brought to the board's attention that several common area locks are still in need of repair and the parking lot south building light fixture is not lighting. Boyce volunteered to alert Brawley about these issues.

There was also a discussion of several future projects including door/gate lock repair, parking lot resurfacing, updated landscaping for the courtyard, and exterior wooden stairs/decks cleaning and resealing.

Adjournment

With no further business, the board meeting adjourned at 8:25 P.M.

General Reminders and Paulina Court Updates

- **Christmas Tree Transport**

With the holiday season upon us, please remember to use the exterior stairways when transporting live Christmas trees into and out of your unit. This will help to keep our stairway carpeting and entryways tree needle free. Thank you!

- **Reminder for contacting all owners via email**

If you need to send an email to all Paulina Court owners the address to use is owners@paulinacourt.org. The email address to use for board members only is boardmembers@paulinacourt.org. If you have a new or updated contact email address, please contact Khiem Tran at ktran.chicago@comcast.net so he may update your information on the Paulina Court website. The website login is **paulinacourt** and the password is **paulina1379**.

**Next Board Meeting: Tuesday, January 12, 2016
7:00 P.M. - 5912 Basement**