

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

November 21, 2019 - 5924 Basement

**Board Members Present:** Terry Brackney, Kat Fitzgerald (by phone), Mark Hoeve, Jeff Hutchins, Helen Jun, Becky Kidd

**Owners Present:** Lili Costa, Paul Horst, Kate Mohill, Paul Zimmerman

**Building Management:** Bridget McDonnell

## **Annual Meeting Call to Order**

After determining a quorum was present, Mark Hoeve called the annual meeting to order at 7:00 P.M. Mark welcomed those present and asked everyone to introduce themselves.

## **Financial Update and 2020 proposed budget**

Mark and Bridget presented a brief financial review of 2019 and the proposed 2020 budget, which includes no major capital improvements and no increase to assessments. Bridget reported that the association has received a trash rebate from the city of Chicago, although the board was under the impression that the rebate program had ended. Bridget will investigate and report back to the board. The current reserve fund balance is \$100,500.

## **2020 Board Election**

- The six declared candidates for the 2020 board: Terry Brackney, Kat Fitzgerald, Mark Hoeve, Jeff Hutchins, Helen Jun and Becky Kidd. With six candidates running for six board positions and no additional nominations from the floor, it was proposed that the ballot vote be suspended and the 2020 board be elected by voice acclamation.

On motion made and seconded, the ballot suspension proposal was unanimously approved by voice vote. The 2020 board was unanimously elected by a voice acclamation vote.

## **Adjournment**

With no further business, the annual meeting adjourned at 7:15 P.M.

## **Board Meeting Call to Order**

Mark Hoeve called the regular board meeting to order at 7:15 P.M.

## **Designation of Board positions**

The 2020 board officer positions assignment was deferred to the next scheduled board meeting.

## **Approval of the October meeting minutes**

A motion was made to approve the October 2019 board minutes. The motion was seconded and unanimously approved by voice vote.

## **2020 Budget Approval**

- The budget was brought to a vote as proposed with no changes. (A copy of the proposed budget is included with these minutes.)

On motion made and seconded, the proposed 2020 budget was unanimously approved by voice vote.

## **Old Business**

- **Recycling program review**

Mark presented a brief update on the continuing issues concerning the effectiveness of our waste recycling program and the cost involved. It was suggested that an owner survey might be helpful to determine the level of owner participation and compliance. The board agreed to continue to review these ongoing issues at the January meeting.

- **Building/unit heating issues**

Mark reported on the board's response to a recent owner complaint about inadequate unit heating. Mark gave a brief overview of how the heating systems and thermostat settings worked in both buildings. In response to the owner concerns, Mark had asked several owners to voluntarily report both day and nighttime temperature readings over a period of several weeks and a log of these readings is being recorded to verify that the temperatures were within range of the thermostat average daytime and nighttime settings. The unit temperature reporting will continue on and off throughout the heating season. Mark stressed that the board is willing to work with and assist any owner who is experiencing heating issues in their unit.

## **Open Forum and Adjournment**

- Helen Jun expressed concern about the need for ongoing maintenance and upkeep of our landscaping investment, particularly to replace the dead bushes that were removed during the summer and to plant additional ground cover at the west end of the courtyard. The board suggested that these tasks could be incorporated into a spring cleanup/workday using volunteer owner participation to help reduce costs.
- Several possible common area improvement projects were suggested for 2020 including trimming of the courtyard trees, replacement of dryer vent covers where needed, and masonry caulking and repair in the walkway between the courtyard and parking lot. It was also suggested that a thorough roof inspection should be done sometime in the new year.
- Terry Brackney mentioned that there are still several door buzzer/mailbox nameplates that need to be updated for new owners.

With no further business, the board meeting adjourned at 8:05 P.M.

**Next Board Meeting: Tuesday, January 21, 2020, 7:00 P.M. - 5924 Basement**