

Paulina Court Condo Annual Meeting and Board Meeting Minutes

November 30, 2021 – Meeting was held via Zoom teleconference

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

Owners Present: Bobby Beltran, Andrew & Linda Currie, Lili Costa & Paul Horst, John LoPorto, David Miller, Kate Mohill, Katie & Dylan Palmer, Juanlucio Ramirez, Diane Regner (renter)

Building Management: Mike Kurtovic, Property Manager

Annual Meeting Call to Order

After determining a quorum was present, Mike Kurtovic called the annual meeting to order at 7:01 P.M. and welcomed all those participating.

Approval of the 2020 annual meeting minutes

A motion was made to approve the 2020 annual meeting minutes. The motion was seconded and unanimously approved by voice vote.

2022 Board Election

The six declared candidates for the 2022 board: Terry Brackney, Andrew Currie, Kat Fitzgerald, Paul Horst, Becky Kidd and David Miller. With a slate of six candidates for six board positions, and no additional nominations from the floor, it was proposed that the ballot vote be suspended and the 2022 board be elected by voice acclamation.

On motion made and seconded, the ballot suspension proposal was unanimously approved by voice vote. The 2022 board was unanimously elected by a voice acclamation vote.

Annual Meeting Adjournment

With no further business, the annual meeting adjourned at 7:08 P.M.

November Board Meeting Call to Order

Mark Hoeve called the regular board meeting to order at 7:09 P.M.

Designation of Board positions

The newly elected board will convene at the January meeting and the assignment of 2022 board officer positions will be determined at the January board meeting.

Approval of the October meeting minutes

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

Old Business

- Mike reported on current and completed project updates:
 - **Building Inspection report:** a full written report for the building inspection that was completed by Red Architects in August is still pending. Mike reported that the report has been delayed and hopes to receive it within the next few weeks.
 - **Snow removal contract approval:** The board has received one bid for snow removal from Bustos Landscape Inc. The rates are: 1-3" snow base: \$260.00; 3-5" snow base: \$420.00; 5-8" snow base: \$660.00; 8" and above: time and materials; salt application: \$144.00 (4 bags per application). Snow removal and sidewalk salting will include all property sidewalks and public contiguous sidewalks, using pet friendly salt. Due to the lack of additional bids and the impending snow season, the board agreed to accept the Bustos bid.

On motion made and seconded, the Bustos snow removal bid was unanimously approved by voice vote.

- **Dryer vent cleaning:** Owner response was very good. For those owners that were unable to schedule vent cleaning in November, an additional cleaning sign-up may be scheduled in the spring.
- **5920 sliding glass doors water seepage:** Mike reported that he is awaiting the final report and repair bid from Northshore Masonry.
- **Skylight trim project:** Five owners have opted to have Fortune Restoration install the skylight trim in their units and one owner has not responded. It is uncertain at this time when the work will be scheduled.

Financial Report

Becky and Mike presented a brief financial update. As of October 31st, the current operating account is approximately \$33,000 and the reserve fund is \$55,000. In summary, we continue to be on budget for the year and there are no delinquent assessment or special assessment payments.

New Business

- **2022 Budget Approval**

The proposed 2022 budget was brought to a vote as proposed with a 3% increase to monthly assessments.

On motion made and seconded, the proposed 2022 budget was unanimously approved by voice vote.

Open Forum and Adjournment

With no further business, the board meeting adjourned at 7:50 P.M.

Next Board Meeting: Tuesday, January 25, 2022, 7:00 P.M. – Via Zoom teleconference

For login details, please contact Kat Fitzgerald at uncommonkat@gmail.com