

PARK WASHINGTON CONDOMINIUMS ASSOCIATION

BOARD OF DIRECTORS MEETING

MARCH 13, 2013

MINUTES

BOARD MEMBERS PRESENT: Dan Serafin-President, Chuck Drake-Treasurer, Andy Wilkens, Jeff Amsler and Brenda Henry.

ALSO PRESENT: Mark & Barbara Cohen #102, Greg Stumpf #806, Joey Mark #304 and Helen Baldwin #303.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:30 p.m. A quorum was established.

HOMEOWNERS FORUM:

Barbara Cohen asked when the laundry room ceiling tiles would be replaced as well as the bulletin boards on the B level and the Mac Gray sign in the laundry room. The Board answered her questions. Joey Marks asked if the handyman could repair some of the locks in the building as they are hard to use at times. The Board explained that they are in the process of having the locks changed and new keys issued.

Greg Stumpf suggested that a "no trespassing" sign or language to the existing sign should be added at the pool.

APPROVAL OF MINUTES:

It was moved by Chuck Drake and seconded by Brenda Henry to approve the February 13, 2013 meeting minutes as presented. Motion carried.

FINANCIALS:

Chuck reviewed the current financials with the board and stated that the budget numbers are in line with where they should be.

OLD BUSINESS:

Reserve Study Update:

Dan Serafin reported that SBSA will be bringing engineers to the building to look at some specific items of concern like balconies, HVAC issues, etc.

Sale of 105:

Dan Serafin reported that the unit has been on the market for 12 days. So far 15 showings have taken place and overall the feedback on the unit has been positive.

Pool Bids:

The Board reviewed three bids received for summer pool maintenance. Two bids were very close and one was very high. It was moved by Andy Wilkens and seconded by Brenda Henry to approve the bid from the current pool contractor, Neptune Pools, for the 2013 season. Motion carried unanimously.

NEW BUSINESS:

Year-End Audit/Review:

Chuck Drake suggested that the Association should have the CPA conduct a review of the finances. In previous years only a compilation was completed. It was moved by Chuck Drake and seconded by Brenda Henry to engage the current CPA to conduct a review of the year-end finances for \$3,300 and complete the tax returns for a cost of \$500. Motion carried unanimously.

Fire Alarm Monitoring:

The Board reviewed an updated contract with their current vendor Cintas. The Board agreed to sign the new contract naming Weststar as the managing agent instead of Hammersmith.

Garage Drain Cleaning:

Chuck Drake explained that the drains in both garages have not been cleaned for many years. The Board reviewed a bid from Colorado Heating and Cooling to clean all 17 drains for a cost of \$1,700 or \$100 per drain. Nikki Kreger explained that the plumbers that work for the company are Master Plumbers and will be able to fix any issues that may arise during the jetting of the drains. It was moved by Chuck Drake and seconded by Andy Wilkens to approve the bid as presented. Motion carried unanimously.

Landscape Bid:

The Board reviewed a bid from the current landscape vendor and asked Nikki to obtain two more bids.

2013-2014 Budget Approval:

Chuck Drake reviewed a draft of the 2013-2014 budget with the Board and owners present. Based on the current expenses, Chuck recommended that the dues should remain at the current rate. After several questions were asked and answered about the budget it was moved by Brenda Henry and seconded by Andy Wilkens to approve the budget as presented. Motion carried unanimously.

Pet Rules:

Chuck Drake voiced his concern over the lack of enforcement of the current pet rules and the frequent violation of the rules by residents in the building. The Board agreed the rules should be enforced to keep the building safe for all residents.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:10 p.m.