PARK WASHINGTON CONDOMINIUMS ASSOCIATION

BOARD OF DIRECTORS MEETING

APRIL 10, 2013

MINUTES

BOARD MEMBERS PRESENT: Chuck Drake-treasurer, Dan Serafin-President, Pat Fullmer-Secretary, Brenda Henry, Andy Wilkens and Jeff Amsler.
ALSO PRESENT: Greg Stumpf #806, Mark & Barbara Cohen #102, Joey Mark #304, Erin Wilkens #401 and Nicole Gendelman #603.

CALL TO ORDER:
The Board of Directors meeting was called to order at 6:34 p.m. A quorum was established.

HOMEOWNERS FORUM:
Nicole Gendelman commented on the problem with hot water in the building. The Board stated they are aware of the problem and will address it in the near future. Nicole also asked several questions about the recently approved budget.
Joey Mark commented on the heavy smoke smell in the hallways and stairwells. It was suggested that any owner or resident who smokes should install weather stripping around their front doors to minimize the odor in the hallways and other units. A reminder that smoking in the stairwells is not allowed.

APPROVAL OF MINUTES:
It was moved by Pat Fullmer and seconded by Brenda Henry to approve the March 13, 2013 meeting minutes with some minor corrections. Motion carried unanimously.

FINANCIALS:
Chuck Drake reviewed the financials with the Board as well as the current delinquencies.

OLD BUSINESS:
Reserve Study:
Dan Serafin reported that a structural engineer and plumbing expert used by SBSA visited the building in order to give recommendations for the ongoing reserve study.

Sale of #105:
The unit is still on the market and receiving a lot of traffic. The price of the unit was lowered a small amount due to the time it has been on the market.

Landscape Bids:
The Board reviewed three bids received for landscape maintenance. Dan Serafin recommended using the current vendor, Cut Rate Lawn Service for their basic lawn service package. The Board unanimously agreed with the recommendation.

NEW BUSINESS:

Elevator Carpets & Cab Renovation:

The Board reviewed a bid from Star Flooring for 6 new custom made rugs for the elevator floors as well as a price for laminate panels for the walls of the elevator. After some discussion it was moved by Chuck Drake and seconded by Pat Fullmer to approve the price for the elevator carpets only at $1,119.17. Five members voted in favor and one abstained. Motion carried.

Drain Pipe Work in Garage:

The company that recently completed the jetting of the garage floor drains recommended that the drain lines be replaced in several areas due to small cracks. The Board decided to receive more bids on the matter once the Reserve Study is complete.

Cleaning Contract/Garage Cleaning and Outside Work:

Nikki with Weststar Management is in the process of interviewing a new cleaning vendor as well as requesting bids for the power washing and cleaning of both garage levels, the sealing of the B level garage floor and bids for work in the stucco walls at the front of the building and other misc repairs that need to be made to spruce up the front entryway area.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:32 p.m.