

PARK WASHINGTON CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MAY 8, 2013

MINUTES

BOARD MEMBERS PRESENT: Chuck Drake-treasurer, Pat Fullmer-secretary, Andy Wilkens, and Dan Serafin-President by phone.

ALSO PRESENT: Mark and Barbara Cohen-#102 and Greg Stumpf-#806.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:38 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by Chuck Drake and seconded by Andy Wilkens to approve the minutes of the April 10, 2013 meeting as presented. Motion carried unanimously.

FINANCIALS:

Chuck Drake reviewed the current financials with the Board along with the delinquencies. Chuck stated that the year-end review of the financial will be performed by the CPA on the 29th and 30th of May.

OLD BUSINESS:

Reserve Study:

The Board reported that a draft of the Reserve Study was received and that a committee meeting will be held to discuss the draft and corrections will be made so that a final can be produced by SBSA.

Sale of #105:

The unit continues to be on the market with several showings occurring each week.

NEW BUSINESS:

Garage Cleaning:

The Board reviewed bids for sweeping and power washing of the garages. It was moved by Chuck Drake and seconded by Pat Fullmer to approve the bid from Lightning Mobile. Motion carried unanimously.

Insurance:

Board Secretary Pat Fullmer reminded the Board and residents in attendance that proof of insurance for each individual unit is required to be sent to the Association and kept on file. Pat stated she will compose a notice about this and post it at the building.

Outside Repair Work:

The Board reviewed two bids for work to the outside of the building to include painting and repair of the walls in front of #105, the front entrance and the pool. Also included were glass block replacement and tile repairs to the front entryway and pool area. It was moved by Chuck Drake and seconded by Andy Wilkens to approve the bid from Stefco, Inc. Motion carried unanimously. The Board requested that Nikki inform Stefco they would like to add painting of the four round planters in the front, removal of the green bench out front and caulking of the area between the ally parking cement and the building as extra items for him to perform when he is on site.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:20 p.m.