

PARK WASHINGTON CONDOMINIUM ASSOCIATION JUNE 15, 2013

CALL TO ORDER - 10:03 AM

CONFIRMATION OF A QUORUM Pat Fullmer, Chuck Drake, Brenda Henry, Andy Wilkins

HOMEOWNERS: Jason Aga (802), Greg Stumpf (806), Barbara Cohen (102), Mark Cohen (102), Helen Baldwin (303), Erin (401)

REVIEW OF AGENDA ADDITIONS Dan Sefarin's resignation. Discussion of different PWCA management approaches. New election of officers. Annual meeting. Exec session. – collection issues

HOMEOWNERS FORUM Jason Aga, owner of 802, brought samples of flooring tile and sound baffling that he plans to install in 802. He received approval to use the materials he showed.

APPROVAL OF PREVIOUS MEETING MINUTES Motion to approve by Andy Wilkins, seconded by Chuck Drake.

FINANCIAL REPORT: REVIEW OF MOST RECENT FINANCIALS Given that we have only begun the fiscal year and there is little variation, Chuck Drake said he has reviewed the financials and would answer questions but did not plan on going through them in detail. No one had questions.

OLD BUSINESS

1---STATUS OF RESERVE STUDY-Chuck Drake said that he and Dan Sefarin (prior to Sefarin's resignation) met with Nikki Kreger and the owners of Weststar Management to discuss the reserve study report and agreed that there is not sufficient explanation of the numbers and the assumptions behind them. Chuck Drake recommended that our questions be identified to ask SBSA at the oral presentation. He also recommended that a small working group of board members and other homeowners be appointed to work through the document, get additional information as needed, and make recommendations on timing and priorities.

2---STATUS OF 105 SALE-Drake reported that Dan Sefarin has been the primary point of contact on 105. There are one or two potential offers. Chuck Drake will call the selling agent on Monday. He will keep the board informed. If a viable offer comes in, Chuck Drake wants all board members to know about it and be part of the decision.

NEW BUSINESS

1---BIDS FOR 8TH FLOOR VALVE REPLACEMENT & PUMP REPLACEMENT Chuck Drake reported that we do not have all bids in hand at this time. Andy Wilkins and Chuck Drake have been working with Billy from Major to identify needs of the entire system. Weststar is eliciting more bids.

2---DISCUSSION ON LIGHTING UPGRADES- As the current incandescent lights are phased out, PWCA will need to convert to LED lights. The lobby has 40 bulbs. The board looked at 3 different replacement bulbs with different costs and savings estimates. Chuck Drake brought up the issue of the front door problems and expenses and suggested that we roll the bulb change-

over into a discussion of lobby and foyer remodeling/updating. Fullmer will let Jim Sharper know that we will wait and he will return the new bulbs for store credits which he can use for purchasing more of the existing bulbs.

3---KEY HOLDER FORMS FOR SIGNATURE- Signed by board members present.

4--- OTHER BOARD BUSINESS

Annual meeting: Set for Wednesday, August 14th.

Election of officers: President – Pat Fullmer. Secretary – Andy Wilkins. Treasurer --Chuck Drake.

PWCA building management: During the meeting Chuck Drake and Dan Sefarin had with Weststar on Friday, it became obvious that PWCAHOA needs more support than is currently provided in the Weststar contract. Two approaches were discussed by the board: (1) live-in management (therefore not selling 105) and (2) hiring a contractor to fill in the gaps. The board needs to work with Nikki to determine needs and develop a detailed job description.

NEXT MEETING DATE/TIME July 10, 2013, 6:30 PM lobby

ADJOURNMENT 11:06 AM

EXECUTIVE SESSION ON COLLECTIONS