PARK WASHINGTON CONDOMINIUMS ASSOCIATION

BOARD OF DIRECTORS MEETING

JULY 10, 2013

MINUTES

BOARD MEMBERS PRESENT: Pat Fullmer-President, Chuck Drake-Treasurer, Andy Wilkens-Secretary, Brenda Henry and Jeff Amsler.
ALSO PRESENT: Mark & Barbara Cohen-#102, Helen Baldwin-#303 and Suzanne Black-#706.

CALL TO ORDER:
The Board of Directors meeting was called to order at 6:29 p.m. A quorum was established.

APPROVAL OF MINUTES:
It was moved by Andy Wilkens and seconded by Chuck Drake to approve the June 15, 2013 meeting minutes as presented. Motion carried unanimously.

REVIEW OF FINANCIAL:
Chuck Drake gave a brief overview of the current financial statement.

OLD BUSINESS:
Sale of #105:
Pat Fullmer reported that an inspection had been completed and a few items found in the inspection will be corrected. An appraisal was completed and was in line.

NEW BUSINESS:
Management/Maintenance Scope of Work:
The Board reviewed a description of work for a contract for maintenance services at the building. The work description includes work to be done both inside and outside of the building with communication between the handyman and Weststar Management. After some discussion on the various items to be performed it was moved by Brenda Henry and seconded by Chuck Drake to enter into a contract with Jim Scharper to perform these duties at a cost of $1400 per month for three months. Once the first three months has passed the work will be evaluated and a longer term contract can be signed. Motion carried unanimously.

Comcast Service Agreement:
The Board reviewed an agreement presented by Comcast that needs to be signed in order for Comcast to be responsible for the wiring in the building and not the HOA. This contract will not require residents to use Comcast, each owner will still have the choice of using cable or dish. It was moved by Chuck Drake and seconded by Andy Wilkens to approve the contract as presented. Motion carried unanimously.

Entry System:
The entry system currently contains names of current residents along with some old residents who no longer live in the building. Pat Fullmer and Andy Wilkens will work to get the system cleaned up and remove old residents and once that is done a new door code will be added and distributed to all residents.

Annual Meeting Discussion:
A discussion was held on making the Board a 5 member Board versus the current 7 member Board. After some discussion and weighing the pros and cons, it was decided that the Board would be 5 members and all 5 will be elected at the upcoming annual meeting.

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