

PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC
ANNUAL MEETING
AUGUST 14, 2013
MINUTES

CALL TO ORDER:

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

Proof of Notice for announcing the Annual meeting was presented by Weststar Management.

Board President Pat Fullmer introduced herself and all of the Board members and asked each owner in attendance to introduce themselves.

APPROVAL OF THE 2012 ANNUAL MEETING MINUTES:

It was moved and seconded to approve the 2012 Annual Meeting minutes as presented. Motion carried unanimously.

OFFICER REPORTS:

President: Pat Fullmer gave a brief overview of items accomplished over the past year at the building and they are as follows:

1. Washed and sealed garages and garage floors.
2. Renovated the basement and sub basement lobby areas and laundry rooms.
3. Replaced the pot feeder on the chillers which put chemicals into the water that runs through the chiller to keep parts from getting corroded.
4. A motor on the chiller was replaced.
5. Several repairs were made to the front of the building including stucco repairs, painting of walls and glass block replacement.
6. All new emergency lighting was installed in the building, which were done with LED lighting and a rebate was given to the building from Xcel Energy.
7. Mechanisms were replaced on the garage doors.
8. New mats were installed at entrances.
9. The elevator contract was re-negotiated and more services are now provided.
10. Unit #105 owned by the Association was listed and sold.
11. A reserve study was contracted for and a draft has been completed.
12. The financial statements of the Association have been improved with the hiring of a new Management Company.

Treasurer:

Chuck Drake reviewed the year end financials with the Owners present and discussed what selling of unit 105 has done to the finances of the building.

Andy Wilkens reported on building issues and reported that he has met with several of the building vendors to gain knowledge of the systems of the building so he can better understand invoicing, etc.

The Board thanked past Board President Dan Serafin for all of his work during his time on the Board from negotiating contracts to saving the Association money.

GOALS FOR UPCOMING YEAR:

Pat Fullmer reported that the Board will be working to get the reserve study finalized so it can be distributed to all Owners and the Board can have a better understanding of where money needs to be allocated.

ELECTION OF OFFICERS:

The Board announced that five positions were available for election and called for nominations from the floor. Pat Fullmer, Chuck Drake, Brenda Henry, Andy Wilkens and Jeff Amsler were all nominated. No other owners were nominated from the floor. It was moved and seconded to close nominations. Motion carried unanimously. It was moved and seconded to vote all five members in by acclamation. Motion carried unanimously.

HOMEOWNERS FORUM:

Several of the Owners in attendance thanked the current and past Board members for their work on the building and finances over the past year.

ADJOURNMENT:

There being no other business to come before the Owners, the meeting was adjourned at 7:00 p.m.