

PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

NOVEMBER 26, 2013

MINUTES

BOARD MEMBERS PRESENT: Brenda Henry, Pat Fullmer and Jeff Amsler.

ALSO PRESENT: Jim Scharper, Mark & Barbara Cohen and Greg Stumpf.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:00 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by Pat Fullmer and seconded by Jeff Amsler to approve the October 22, 2013 meeting minutes as presented. Motion carried unanimously.

FINANCIAL REPORT:

Pat Fullmer reviewed the financial report with the Board.

OLD BUSINESS:

Boiler/Chiller Update:

The Board reported that they will be having a meeting with the building's HVAC contractor, RK Mechanical shortly and will have several questions to ask of them.

Reserve Study:

Pat Fullmer suggested that the committee should meet in December to go over the Reserve Study and that the meeting would be open to all Owners who are interested in attending.

Status of Pump & Valve Replacement:

The hot water re-circulating pump was replaced and the hot water is now working great in the building, getting rid of the need for Owners to run their water for long periods of time to get it hot.

NEW BUSINESS:

Collection Policy:

The Board reviewed a new collection policy written by the Association's attorney to be in compliance with recent senate bills that were passed. It was moved by Pat Fullmer and seconded by Jeff Amsler to approve the policy as presented. Motion carried unanimously.

Garage Door Replacement Bids:

The Board reviewed three bids to replace the garage doors and motors. After review it was moved by Pat Fullmer and seconded by Jeff Amsler to approve the bid from Colorado Garage Door for a cost of \$7,975. Motion carried unanimously.

Bid for Jetting Plumbing Stacks:

The Board reviewed a bid to have the plumbing stacks in the building cleaned out 3 to 4 times per year. The bid will need some clarification before it can be voted on.

Discussion on Barking Dogs:

The Board discussed an issue with dogs barking in the building. Pat stated that a letter will be distributed to all the residents about the issue and asked that complaints should be directed to the Management Company along with units numbers of those who are in violation.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:25 p.m.