PARK WASHINGTON CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 25, 2014

MINUTES

BOARD MEMBERS PRESENT: Brenda Henry, Barbara Boyer, Andy Wilkens and Jeff Amsler.
ALSO PRESENT: Jim Scharper, Greg Stumpf, Erin Wilkens and Mark and Barbara Cohen.

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

MAINTENANCE REPORT:
Jim Scharper was present to review items accomplished over the last month. He reported that several door closers were replaced and that all forms have been turned in so that the entry board and entry system can be updated. He also reported that graffiti is a constant problem in the back alley. Jim asked for suggestion on the snow removal that he is doing and the Board suggested that he purchase a spreader for use in applying ice melt so that there is much less waste than doing it by hand.

HOMEOWNERS FORUM:
Barbara Cohen stated that some work still needs to be done in the laundry room, Nikki informed her that Stefano will be fixing the ceiling tiles and gluing the baseboard back to the wall in the restroom.

FINANCIAL REPORT:
The Board reviewed a written report provided by Pat Fullmer who could not attend the meeting. She stated that she is working with the reserve study company SBSA and has come to an agreement to pay them half of what is owed by the Association and the rest upon receipt of the final study approved by the Board. It was moved by Barbara Boyer and seconded by Jeff Amsler to approve this agreement subject to all parameters being in writing. Motion carried unanimously.

OLD BUSINESS:
Status of Bids:
HVAC Engineer-It was moved by Barbara Boyer and seconded by Andy Wilkens to accept the proposal from Scott Lohr for a cost of $3,980. Motion carried unanimously.

Building Engineer-Two bids have been received but more information is requested on one of them. Another bid will be solicited and clarification on one already received will be requested before any decisions are made.

Security-The Board unanimously agreed that the doors in the basement and sub-basement leading up to the stairwells will need to be repaired per the fire department's instructions. The Board also agreed that getting a camera system up and running is also the priority. Erin Wilkens will speak with the vendor that

gave a quote on both items to see if he can get a better price for the HOA and then the work will proceed.

Maintenance Contract-Brenda Henry stated that she will take on reviewing the maintenance contract in comparison to the Management and Janitorial contracts to try and come up with a more useful contract between the Association and Jim Scharper. Barbara Boyer volunteered to help Brenda with the process.

NEW BUSINESS:

Pool Contract:

The Board reviewed a new two year contract with the current pool vendor. It was moved by Barbara Boyer and seconded by Andy Wilkens to approve the two year contract as presented. Motion carried unanimously.

Budget:

Nikki stated she is working on a draft budget, but because there are no plans to raise the HOA dues for the time being, new coupon books will be ordered and mailed to those who are not on ACH.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:08 p.m.