PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MARCH 25, 2014

MINUTES

BOARD MEMBERS PRESENT: Brenda Henry, Andy Wilkens, Barbara Boyer, Jeff Amsler and Pat Fullmer. ALSO PRESENT: Jim Scharper, Greg Stumpf 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 REPROT:

Jim Scharper reported on items accomplished over the past month. He will begin addressing peeling paint on the outside of the building and the pool area when the weather starts to get warmer. It was suggested that many of the vent covers in the hallways are dirty and should be cleaned and Jim stated he would accomplish that task.

APPROVAL OF MINUTES:

It was moved by Andy Wilkens and seconded by Barbara Boyer to approve the February 25, 2014 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

Pat Fullmer reviewed the financials with the Board along with the current delinquencies.

OLD BUSINESS:

Reserve Study:

Pat Fullmer has been working with SBSA and the final report will be completed within the week.

Security:

The Board asked Nikki Kreger where the funds would come from for the cameras and locks that need to be installed at the building. Nikki explained that because both are large ticket items and not planned for the funds would come from Reserves. The Board will solicit a few more bids before proceeding with any work.

HVAC Engineer:

Scott Lohr has begun his initial investigations at the building. Management is working on providing gas, electric and past service bills to Scott as part of his research into the mechanical systems.

Building/Structural Engineer:

Pat Fullmer has prepared two RFP's and will be instructing Nikki to send them to two companies for response.

NEW BUSINESS:

Approval of the 2014-2015 Operating Budget:

The Board reviewed a draft of the 2014-2015 operating budget. After some discussion it was moved by Barbara Boyer and seconded by Pat Fullmer to approve the budget as presented. Motion carried unanimously. Nikki will send a copy of the budget to all owners along with a request for email addresses for future correspondence.

ADJOURNMENT:

The Board of Directors meeting was adjourned at 7:10 p.m. for an Executive Session to discuss legal issues.