

PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

APRIL 22, 2014

MINUTES

BOARD MEMBERS PRESENT: Brenda Henry, Andy Wilkens, Barbara Boyer, Pat Fullmer and Andy Wilkens.
ALSO PRESENT: Mark & Barbara Cohen and Greg Stumpf.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:35 p.m. A quorum was established.

MAINTENANCE REPORT:

Jim Scharper reported on the items accomplished over the last month. New rugs were installed in garage to replace those that disappeared. Jim will begin cleaning up the pool area and the flower pots around the 2nd week of May. Four new loungers will be ordered for the pool. The carpets in the lobby will be cleaned. A discussion was held on the need for a dog waste pick up station. The Board directed Jim to purchase and install one similar to others in the neighborhood.

Jim asked the Board if they would like him to trim the trees around the building. It was decided that the trees should be trimmed by a professional company. During the discussion it was mentioned that the large tree at the South end of the alley near the property line with the condos next door needs to be removed. It is causing damage to the concrete. The Board discussed the fact that the condos next door have asked that we do something with that tree in the past but it may be in their property. The general consensus is that Park Washington should have the tree removed. It was moved by Barbara Boyer and seconded by Andy Wilkens to have Nikki at Weststar obtain three bids for the tree trimming and tree removal and to have the work done if the cost does not exceed \$1,500. Motion carried unanimously.

HOMEOWNERS FORUM:

An Owner present stated that the pool gate leading out to Washington Street needs to be repaired as it does not close properly.

An Owner present requested that a copy of the Board packet that the Board reviews at the meetings each month be delivered to Owners who want to see it. After some discussion it was decided that the Board packets should not be mailed out to Owners who are not on the Board. It was moved by Barbara Boyer and seconded by Andy Wilkens to send out approved minutes to Owners who request them, to allow an extra copy of the Board packet minus any legal documentation to be brought to the meeting for review by Owners in attendance and to email anyone interested, a copy of the meeting agenda ahead of time. Motion carried unanimously.

An Owner present commented on the status of the fencing in the pool area. The Board instructed Nikki to obtain three bids for replacing the fencing in that area as well as cleaning out all of the overgrowth etc. and to make sure the bids include all permit fees, etc.

An Owner present asked about an online service the laundry company provides to another building that Weststar manages which allows residents to go online and view which machines are available for use. Nikki stated she will contact Mac Gray to set a meeting to discuss some service issues the building is currently having and will ask them about the online service and the possibility of upgrading the current machines.

APPROVAL OF MINUTES:

It was moved by Barbara Boyer and seconded by Pat Fullmer to approve the March 25, 2014 meeting minutes as presented. Motion carried unanimously.

REVIEW OF FINANCIALS:

Pat Fullmer reviewed the financials with the Board as well as the current delinquencies. Pat stated that the financials are now run on an accrual basis versus a cash basis.

OLD BUSINESS:

Reserve Study:

Board is waiting for the final version of the study.

HVAC Engineer:

Scott Lohr is moving forward with his review of the mechanical systems. Nikki has provided a year's worth of gas and electric bills to them for review.

Building/Structural Engineer:

Pat Fullmer stated that two bids were received from engineering firms. It was moved by Barbara Boyer and seconded by Pat Fullmer to hire Knott Laboratories for a cost of \$15,000. Motion carried unanimously.

Security Cameras:

Barbara Boyer will use specifics talked about with the Board to request three bids on security cameras for the building as well as bringing doors in the garages up to the standards requested by the fire department.

NEW BUSINESS:

HOA Law Firms:

The Board reviewed three proposals from HOA attorneys. The Board requested that Nikki set up interviews with each firm and the Board.

Email Votes:

Pat Fullmer once again stressed that if votes for items to be accomplished in the building are done by email, it must be unanimous before any project can move forward.

Asbestos Testing:

It was moved by Barbara Boyer and seconded by Pat Fullmer to affirm the email votes taken to approve the contract for asbestos testing as part of the HVAC engineering process. Motion carried unanimously.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:20 p.m.