PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MAY 27, 2014

MINUTES

BOARD MEMBERS PRESENT: Brenda Henry, Barbara Boyer, Andy Wilkens, Pat Fullmer and Jeff Amsler. ALSO PRESENT: Jim Scharper, Greg Stumpf, Mark & Barbara Cohen, Dan Serafin, Chuck McMichael and Lynn Frost.

CALL TO ORDER:

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

Andy Wilkens announced that he will be selling his unit and will be resigning from the Board. The Board accepted his resignation and thanked him for his time serving on the Board of Directors.

MAINTNENACE REPORT:

Jim Scharper reported on the items accomplished over the last month. He stated that he feels there is a breakdown in communication between the Board, Management Company and himself. Nikki stated she will report to him the next day on what occurred at the Board meeting once he leaves. Jim reported that he spent 30 hours touring the building with the structural engineer and Board member Pat Fullmer. This caused him to get behind on his daily tasks but he is now getting caught back up. Jim suggested that the interior facing pool walls need painting and that he could get the job done for approximately $300. The Board gave him the go ahead to have the work done. A bid on new lighting on the 8th floor was discussed. It was discovered that both the 8th floor and the Basement levels have the recessed lighting and should both be done at the same time. The Board instructed Nikki to get bids for replacing the lighting on both levels so it can be discussed at a future meeting. Jim stated that the lights in the alley need to be replaced. Regular lighting will be approximately $40 to $60 per fixture and LED lighting will be about $80 per fixture. The Board instructed Jim to replace the ones needed with new LED fixtures. Jim reported on the City's rules for BBQ grills on patios and decks. The grills are allowed but can only use 1lb propane tanks with two extra 1lb tanks allowed on the patios and balconies for storage. Jim reported that the sprinklers on the North side of the building need to be adjusted and that he has someone that can do it for approximately $200 to $300. The Board authorized the work to be done. Jim reported that grass seed has been planted in the bare areas in front of the building. He also stated that there seems to be a leak in the pool and asked that Nikki contact the pool company to take a look.

HOMEOWNERS FORUM:

Lynn Frost was present to discuss an issue from an oil spill that came from a balcony above her. Her patio has not been cleaned up and she was present to ask the Board for help in the matter. After a lengthy discussion it was decided that the matter was a neighbor to neighbor issue and that Lynn should get a bid for the cleanup and present it to the party responsible for the oil spill. It was also discussed that the panel on the outside of the building will need to be cleaned as well. Lynn also presented a

request to be reimbursed for half the cost of repairing her floors due to a leak that came from a common area pipe. The Board will discuss at another meeting.

Dan Serafin reported that the HVAC system seems to be making more noise than usual. Nikki will have RK Mechanical look into the issue. He also asked if the entire HVAC system was going to be replaced as he needs work done in his unit but does not want to spend money if the system will be replaced. The Board stated they do not know yet what the plans are for the system replacement.

APPROVAL OF MINUTES:
It was moved by Barbara Boyer and seconded by Pat Fullmer to approve the April 22, 2014 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:
Pat Fullmer reviewed the financials with the Board. It was reported that there is approximately $178,000 in the Reserve Fund. The current delinquencies were also reviewed.

OLD BUSINESS:
Contract with Jim Scharper:
It was moved by Pat Fullmer and seconded by Barbara Boyer to approve the contract with Jim Scharper signed by the Board President. Motion carried unanimously

Structural Engineer:
Pat Fullmer reported that almost every unit was looked at by Knott Laboratories. The balconies were looked at for structural cracks, etc. They also looked to see if the building was leaning as that was a previous concern. A report from Knott will be given to the Board sometime around June 10, 2014.

HVAC Engineer:
Brenda Henry reported that a report from Scot Lohr will be arriving shortly and the Board will meet to discuss the contents.

Security Camera Bids:
The Board reviewed bids to replace the camera system at the building. After some discussion it was moved by Pat Fullmer and seconded by Barbara Boyer to approve the bid from Amerispot for five new cameras for a cost of $6,375. Motion carried unanimously.

Landscape:
The board is looking to have the fence replaced at the back ally end of the pool area. Bids are being requested to have the landscaping cut back and the fence replaced.

Attorney Selection:
The Board met with three HOA law firms to interview and ask them questions. It was moved by Barbara Boyer and seconded by Pat Fullmer to retain Orten, Cavanaugh and Holmes as the Park Washington

legal counsel and to transfer all pending litigation and collection matters, as well as any active and unresolved correspondence to them which will include all agreements and contracts with unit #901 and any past litigation. It was also moved and seconded to prepare a letter terminating the current firm of Lansky, Weigler and Porter and to have the new firm review the Articles of Incorporation, Declaration, Bylaws, condo map and policies and to write policies to comply with CCIOA as a pre-CCIOA Association. Barbara Boyer will be appointed as the Board contact with the new law firm. Motion carried unanimously.

Trash Contract:
The Board discussed the possible need to add an extra day of trash service due to the bin overflowing. After some discussion it was decided to hold off on an extra day and to remind residents how to treat the trash that is put down the trash chute and to remind residents to use the recycle bin for all items that can be recycled.

Appointment of Board Member:
It was moved by Barbara Boyer and seconded by Pat Fullmer to appoint Greg Stumpf to the Board of Directors to fill out a vacant term that will be re-elected at the Annual meeting in July. Motion carried unanimously.

Laundry Room Proposal:
The Board reviewed a proposal from Mac Gray the current laundry equipment vendor to install new washers and dryers and to change from a coin collection system to a pre-paid card system for paying for loads. The new lease will be a 12 year lease and includes a $1,500 bonus to be paid to the Association from Mac Gray. It was moved by Pat Fullmer and seconded by Greg Stumpf to approve the new lease. Motion carried unanimously.

Annual Meeting:
The Board discussed the upcoming annual meeting that will be held on the 4th Tuesday of July which is July 22, 2014. Notice will be sent to all Owners prior to the meeting.

ADJOURNMENT:
There being no other business to come before the Board, the meeting was adjourned at 8:45 p.m.