PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 26, 2014
MINUTES

BOARD MEMBERS PRESENT: Barbara Boyer, Greg Stumpf, Brenda Henry and Jeff Amsler.
ALSO PRESENT: Chuck Drake, Christopher Price, Mark & Barbara Cohen and Mike Kornelsen.

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 reviewed items accomplished over the past month. A discussion was held regarding the air conditioning in the building. A new fan has been ordered that will run the cooling tower to cool the building and will take six weeks to arrive. Jim stated he can keep the system running manually by coming to the building every two hours and resetting the chiller on days when the temperature reaches above 75 degrees. He will do this at a cost of $500 per week. The cost to rent a temporary cooling tower from an outside vendor would be $2,000 per week. It was moved by Barbara Boyer and seconded by Brenda Henry to have Jim Scharper keep the system running on days when the temperature reaches 75 degrees or above for a cost of $500 per week. The cost will be pro-rated for days that his service is not needed. Motion carried unanimously. A request has been made to return the pots at the pool to a former resident who loaned them to the building. Jim stated he will empty the pots at the end of the summer season so they can be picked up by the owner. Jim stated that he is receiving communications from Owners directly and wants direction from the Board as to what he is to tell the residents when they call him. The Board directed Jim to let residents know they are to call Weststar Management with maintenance issues or emergencies. A notice will be posted at the building notifying residents of this.

MANAGEMENT REPORT:
The Board reviewed the written management report provided by Nikki Kreger.

HOMEOWNER'S FORUM:
The Cohen's stated they have put together a welcome letter for new residents and have given it to the Board for review.

APPROVAL OF MINTUES:
It was moved by Barbara Boyer and seconded by Brenda Henry to approve the 7/22/14 and 7/29/14 meeting minutes as amended. Motion carried unanimously.

FINANCIALS:
Barbara Boyer stated she has not had time to fully review the financials so no report was given. Barbara would like to meet with Terri who does the accounting for Park Washington for Weststar and Nikki at their offices, so a meeting will be set up.

OLD BUSINESS:

Roof Drain:
Nikki will solicit bids using the RFP originally created by JR Whipple of Knott Labs. A due date for the bids will be included on the request as well as a request for when the work can be done.

Exhaust Fan:
The Board has approved the bid from RK Mechanical to replace the fan in between the boiler and chiller rooms and the installation has been scheduled.

Laundry Room:
The Board requested a firm date on when the new machines and card system will be installed. Nikki will contact Mac Gray.

Tax Filing Status:
Tabled.

NEW BUSINESS:

Board Operating Policy:
The Board created an operating policy to help govern how they function as a group, how bids are solicited, etc. It was moved by Barbara Boyer and seconded by Brenda Henry to approve the policy as presented. Motion carried unanimously. A copy will be posted to the Weststar web site.

By-Law Amendment:
The Board working with the Association's attorney has drafted a By-Law amendment in order to be in compliance with the number of members that can serve on the Board. The current By-Laws state that the Board will be made up of three members. The amendment allows for 3, 5 or 7 members with staggered terms so that the entire Board will not be elected at each Annual Meeting. It was moved by Barbara Boyer and seconded by Brenda Henry to accept the amendment. Motion carried unanimously.

A Special Election Meeting will be held to elect the correct number of Board members per the new amendment. Notice will be created by the Association's attorney and sent to all Owners.

Pool:
The pool is closed for the season and bids are being solicited for major structural repairs that are needed.

#105 Patio:
Bids will be solicited to correct the drainage issues on the patio that is currently allowing water to enter the unit through the patio door. The bids will correct the flow of the water to allow it to run toward the drain that is on the patio instead of away from the drain.

Security Cameras/Internet Bids:
Tabled.

Retaining Wall bids:
Tabled.

Hallway Painting:
The Board reviewed three bids for painting of 4 floors. It was moved by Brenda Henry and seconded by Jeff Amsler to approve the proposal from Noel Lyons for a cost of $3,600. Noel will be able to start the project once paint colors are chosen. Motion carried unanimously.

ADJOURNMENT:
There be no other business to come before the Board the meeting was adjourned at 7:47 p.m.