

PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

DECEMBER 3, 2014

MINUTES

BOARD MEMBERS PRESENT: Greg Stumpf-President, Brenda Henry, Chris Price-Treasurer, Barbara Boyer-Vice President, Mike Kornelsen-Secretary/Treasurer and Jeff Amsler.

ALSO PRESENT: Mark and Barbara Cohen and Chuck Drake.

CALL TO ORDER:

The Board of Directors meeting was called to order at 5:30 p.m. A quorum was established.

MANAGEMENT/MAINTENANCE REPORT:

Written reports were provided by Jim Scharper and Nikki Kreger and briefly reviewed at the meeting.

HOMEOWNER'S FORUM:

Chuck Drake reported that an oil type spill in the alley needs to be cleaned up in one of the parking spots.

APPROVAL OF MINUTES:

It was moved by Chris Price and seconded by Mike Kornelsen to table the approval of the November 5, 2014 meeting minutes pending further review and corrections. Motion carried unanimously.

FINANCIALS:

Mike Kornelsen and Chris Price presented a report to the Board put together by themselves and Chuck Drake. Both the operating and reserve funds were reviewed in detail. The Board thanked the gentleman for such a comprehensive report on the finances.

OLD BUSINESS:

Hallway Painting:

The Board agreed to once again move forward with the painting of several floors and asked Nikki to reach out to the approved vendor to let him know.

Laundry Room:

The new machines and card pay system have been installed. Many residents still need to pick up cards from Jim to use the machines.

Sewer:

All work is completed on the sewer line. There is some asphalt damage to the parking lot across the way from PWCA that will need to be repaired once the weather allows.

Pipe Test Report:

Further details will be coming from Scott Lohr to explain the results of the pipe testing.

Security:

Signage has been ordered and will be installed that notates the building is under surveillance for the Association's use. A lengthy discussion was held on the front door entry system. Several months ago the Board voted to remove the codes from the entry system allowing resident to only enter with a key to help eliminate the many random guests that were entering the building at all times. After discussing the pros and cons of allowing door codes to enter versus just a key entry, it was moved by Chris Price and seconded by Mike Kornelsen to re-instate the door code system. Motion carried unanimously. Jim will enter a new code and Nikki will email to all resident with a note stressing the importance of not giving out the door code to anyone at anytime.

#901:

No new information.

Engagement Letter for Audit:

It was moved by Mike Kornelsen and seconded by Barbara Boyer to accept the engagement letter from Poysti and Adams, LLC to complete the 2014-15 year-end audit and tax return. Motion carried unanimously.

PWCA Welcome Letter:

A welcome letter has been drafted and accepted and will be handed out to new Owners in the building.

Rules Handbook:

A draft of revised rules has been completed and is being reviewed by the Board. Action on the revisions was tabled for another meeting.

Explanation Letter from RK:

Nothing received.

HVAC Contract:

The Board reviewed bids for a new preventative maintenance contract with an HVAC vendor. It was moved by Barbara Boyer and seconded by Mike Kornelsen to accept the bid from TCR Mechanical. Motion carried unanimously.

Pool:

After running for several weeks to cure the new plaster, the pool is currently being winterized and the cover will be installed.

NEW BUSINESS:

Roof:

Some ongoing issues with roof will need to be addressed along with repairs that need to be made to room additions from unit 901 that may be affecting the Park Washington roof.

Balconies:

It was moved by Mike Kornelsen and seconded by Chris Price to direct Nikki to solicit three bids to repair the balconies on the priority list provided by Knott Laboratories and to use Knott's specs when bidding out the job. Motion carried unanimously.

South Wall:

No action taken at this meeting.

Electrical Work:

Lights on the 8th floor and Basement level need to be replaced due to age. Two bids have been received but need further review by the Board once some questions can be asked of the vendors. The matter will be discussed at the next working session of the Board.

ADJOURNMENT:

There being no other business to come before the Board, it was moved by Barbara Boyer and seconded by Mike Kornelsen to adjourn the meeting for executive session to discuss contracts. Motion carried unanimously.