PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JANUARY 7, 2015

MINUTES

BOARD MEMBERS PRESENT: Greg Stumpf-President, Mike Miranda, Brenda Henry, Mike Kornelsen-Treasurer, Barbara Cohen-Vice President, Chris Price-Co Treasurer and Jeff Amsler.
ALSO PRESENT: Mark and Barbara Cohen and Russ Templen.

CALL TO ORDER:
The Board of Directors meeting was called to order at 5:31 p.m. A quorum was established.

Maintenance/Management Report:
A short review was given by Jim Scharper and Nikki Kreger of the items accomplished over the past month. Jim asked the Board if his monthly written reports are needed and the Board agreed that he does not have to write down daily what he does at the building and he can give Nikki a brief report that she can present at the monthly Board meeting.

APPROVAL OF MINUTES:
It was moved by Barbara Boyer and seconded by Mike Miranda to approve the December 3, 2014 meeting minutes as presented. Motion carried unanimously.

The Board asked Nikki to make some changes to the November 5, 2014 meeting minutes and present them at the February meeting for approval.

FINANCIALS:
Mike Kornelsen gave a brief financial report to the Board. Nikki stated that she will begin to work on a draft budget to present to the finance committee so it can then be presented to the Board.

OLD BUSINESS:
Hallway Painting:
Project will begin in January, floors 2,3,4 and 5.

Sewer:
Some asphalt repairs need to be made to the property across the alley and that will finish up the project as a whole. The repairs will be weather permitting.

HVAC Contract:
The current contract with RK Mechanical has been cancelled. TCR Mechanical has been chosen by the Board and will begin doing the preventative maintenance on a monthly basis.

The Board will be tabulating the surveys that were sent to each Owner regarding their fan coil units and will be discussed in an upcoming working session.

Security:
The Board discussed possibly adding three more cameras to the current system if the budget allows.

901:
No update.

Rules Handbook:
Tabled.

Roof:
Bids will be solicited to repair the roof so that water is not cascading over the edges and damaging the balconies below.

Balconies:
Bids will be solicited for repairs to balconies based on a priority list prepared by Knott Laboratories.

Electrical:
The Board reviewed a bid to install new LED lighting on B level and the 8th Floor. It was moved by Chris Price and seconded by Barbara Boyer to approve the bid from Allen's Electric for a cost of $1,155. Motion carried unanimously.

NEW BUSINESS:
New Meeting:
After some discussion it was decided that the Board meetings going forward will be held on the 3rd Thursday of each month at 6 p.m.

Budget:
A draft will be prepared, reviewed and approved by the Board.

ADJOURNMENT:
There being no other business to come before the Board, it was moved by Mike Kornelsen and seconded by Chris Price to adjourn the meeting for executive session for a contract discussion at 6:33 p.m. Motion carried unanimously.