PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

FEBRUARY 19, 2015

MINUTES

BOARD MEMBER PRESENT: Greg Stumpf-President, Barbara Boyer-Vice President, Brenda Henry, Mike Miranda and Jeff Amsler.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:10 p.m. A quorum was established.

MANAGEMENT/MAINTENANCE REPORT:

Nikki Kreger with Weststar Management gave a brief report to the Board regarding items accomplished over the past month.

APPROVAL OF MINUTES:

It was moved by Barbara Boyer and seconded by Brenda Henry to approve the November 5, 2014 and the January 7, 2015 minutes as presented. Motion carried unanimously.

FINANCIALS:

The Treasurer and Co-Treasurer were not in attendance so Nikki gave a brief report regarding the draft budget. A draft has been prepared and will be presented to the Board by the Treasurer's for approval.

OLD BUSINESS:

Hallway Painting:

The hallway painting project on floors 2, 3, 4 and 5 has been completed and it was a job well done.

Sewer:

A contract has been signed to repair the asphalt in the alley damaged by the large equipment needed to repair the PWCA sewer collapse. The repair will be made once the weather allows.

Security:

No report.

#901:

A letter has been sent to the Owner of the unit regarding some maintenance issues.

Rules:

Discussion Tabled.

Roof & Balconies:

Bids for repairs on the roof and the balconies will be solicited beginning in March.

Electrical:
New LED lighting on the 8th floor and Sub Basement will be completed within a week.

Budget:
Draft prepared and will be voted on in March by the Board.

NEW BUSINESS:
Compliance fine schedule:
A lengthy discussion was held regarding changes to the compliance policy regarding fine amounts. It was moved by Barbara Boyer to accept the policy changes as accepted. No second was made, motion failed. Nikki stated she would send a sample compliance policy from another property so the Board could compare.

Rental Policy:
No report.

HVAC Discussion:
Nikki reported that she sent three vendors into three units to get their recommendation on what needed to be done to the fan coil units. Once all information is received from the vendors, it will be passed on to the Board.

ADJOURNMENT:
There being no other business to come before the Board, the meeting was adjourned at 7:12 p.m.