PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

APRIL 16, 2015

MINUTES

PRESENT: Mike Miranda, Greg Stumpf-President, Mike Kornelsen-Treasurer/Secretary, Barbara Boyer, Brenda Henry, Chris Price-Treasurer, Jeff Amsler, Chuck Drake, Mark and Barbara Cohen, Pat Fullmer, Vaughn Moler and Association Attorney Candyce Cavanaugh.

CALL TO ORDER:

The Board of Directors meeting was called to order at 7:00 p.m. A quorum was established.

Management/Maintenance Report:

Nikki with Weststar Management gave a brief report of the items accomplished over the last month.

APPROVAL OF MINUTES:

It was moved by Brenda Henry and seconded by Chris Price to approve the March 19, 2015 meeting minutes as presented. Motion carried unanimously.

PRESENTATION:

Association Attorney Candyce Cavanaugh was present to discuss with the Board issues regarding HVAC and fan coil ownership in individual units as well as steps necessary for passing a special assessment and if an individual assessment could be levied to an owner based on repairs to fan coil units, etc. The Board also asked if a Special Assessment could be passed to replenish the Reserve Fund and Candyce answered yes. A lengthy discussion and answer period was held.

FINANCIALS:

Nikki gave a brief overview of the financial statements.

OLD BUSINESS:

Sewer:

All items pertaining to the sewer collapse have been taken care of and the matter is closed.

#901:

Nikki stated she had a brief conversation with the Owner who was busy and promised to call back to discuss issues in the unit.

Rules and Regulations:

After some discussion it was moved by Mike Kornelsen and seconded by Chris Price to send the draft Rules and Regulations to all homeowners, excluding section 7.01 referencing HVAC units, for comment. 5 votes in favor, 2 votes against. Motion carried.

Rental Policy:
Will be approved at next meeting.

Roofs:
Bids for repairs, etc. will be discussed at the next meeting.

Balconies:
The Board briefly reviewed three bids presented for repair to high priority balconies. The Board directed Nikki to have JR Whipple with Knott Laboratories review the bids and give a recommendation if the cost for his review is no more than $1500.

Special Assessment:
The Attorney is reviewing the best approach to levying a special assessment and how it relates to the collection policy as well.

ADJOURNMENT:
There being no other business to come before the Board, the meeting was adjourned at 9:15 p.m.