

PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MAY 21, 2015

MINUTES

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

ALSO PRESENT: Mark & Barbara Cohen, Pat Fullmer and Chuck Drake.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:00 p.m. A quorum was established.

MANAGEMENT/MAINTENANCE REPORT:

Nikki Kreger reported on items accomplished over the last month. A discussion was held regarding the dates for when the heat is turned off and AC turned on and vice versa in the building. It was moved by Mike Kornelsen and seconded by Barbara Boyer to have the Management Company pick the date of the turnover based on a 10 day forecast. Motion carried unanimously.

APPROVAL OF MINUTES:

It was moved by Mike Kornelsen and seconded by Brenda Henry to approve the April 16, 2015 Board of Directors meeting minutes with minor corrections. Motion carried unanimously.

HOMEOWNER FORUM:

Pat Fullmer commented that she feels the Board is not functioning well as a group.

Chris Price asked the Board if anyone was aware of what type of remodeling was being done in one of the units.

TREASURER'S REPORT:

Mike Kornelsen gave a brief report to the Board regarding the financials.

BOARD VACANCY:

Mike Miranda notified the Board of Directors of his need to resign due to the sale of his unit. It was moved by Barbara Boyer and seconded by Mike Kornelsen to accept his resignation. Motion carried unanimously. Barbara Cohen and Chuck Drake expressed their interest in filling the term vacated and gave a brief discussion as to why. After a show of hands vote, Barbara Cohen was chosen to fill the vacated term.

OLD BUSINESS:

#901:

Greg Stumpf reported he has reviewed a file for that unit found in the office and will be able to formulate some questions to the HOA attorney for maintenance matters, etc. on that unit.

Rules & Regulations:

It was moved by Mike Kornelsen and seconded by Chris Price to approve the revised Rules and Regulations and that all previous rule violation fines will be forgiven as of May 21, 2015 and the violation process will start over with the new rules. Motion carried unanimously.

Roof:

Nikki shared photos of the roof and discussed the state of the roof with the Board. Water has been leaking under the roof membrane and is causing a large amount of damage to the balconies. Based on the observations of two roofers, it looks as though the roof will need to be replaced. The Board requested Nikki to have JR Whipple from Knott Laboratories work up a bid for a full inspection of the roof, including the penthouse roof and report back to them with the price.

HVAC Evaluations:

The Board had a lengthy discussion on repairs to fan coil units, who is responsible, etc. in the hopes of being equitable to all owners. It was moved by Chris Price and seconded by Mike Kornelsen that from May 21, 2015 forward, all repairs to fan coil units and associated components will be completed by the Board designated contractor and will be billed to the unit owner directly. All repairs to the common pipes that run through all units will be the responsibility of the Association. 4 in favor, 3 opposed. Motion carried.

Special Assessment:

The Board once again discussed the possible need for a special assessment to cover expenses over the last year as well as future expenses.

Vents:

The Board reviewed pictures of a bathroom vent that showed major debris built up in the vent. It was decided that the horizontal vents in each bathroom will be up to each Owner to clean and that the building will look into having the vertical vent stacks cleaned.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:35 p.m.