PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

AUGUST 20, 2015

MINUTES

BOARD MEMBERS PRESENT: Greg Stumpf-President, Barbara Cohen, Barbara Boyer-VP, Chris Price-Treasurer, Mike Kornelsen-Sec/Co-Treasurer and Jeff Amsler.
ALSO PRESENT: Mark Cohen, Pat Fullmer and Lynn Frost.

CALL TO ORDER:
The Board of Directors meeting was called to order at 6:31 p.m. A quorum was established.

MANAGEMENT/MAINTENANCE REPORT:
Nikki Kreger reviewed the items accomplished over the last month.

HOMEOWNERS FORUM:
Pat Fullmer reported that she is planning a get together for the building along with Barbara Cohen to celebrate Jim Sharper's engagement. She also voiced her concern over not receiving enough financial information or reporting from the Board.

Lynn Frost asked that Board about the past annual meeting and why notices of who was running for the Board were not posted, etc. She would also like to see the building be a friendlier building where more neighbors know each other. It was moved by Barbara Cohen and seconded by Barbara Boyer to create a Social Committee with Lynn Frost at the chairperson. 4 members in favor, I abstained, 1 no vote. Motion carried.

APPROVAL OF MINUTES:
It was moved by Barbara Cohen and seconded by Barbara Boyer to approve the July 16, 2015 meeting minutes as presented. 5 in favor, 1 abstained. Motion carried.

It was moved by Barbara Cohen and seconded by Barbara Boyer to approve the July 27, 2015 meeting minutes as presented. 5 in favor, 1 abstained. Motion carried.

FINANCIALS:
Chris Price reviewed the financials with the Board. He reported that the audit and tax return have been approved. The laundry income is not showing on the financials so Nikki will research and find out what has happened with the checks. The legal fees year to date are over budget and Chris suggested that the money budgeted for garage cleaning be saved in case money is needed for legal. It was moved by Barbara Cohen and seconded by Barbara Boyer to accept the financial statements as presented. Motion carried unanimously.

OLD BUSINESS:
#901:
The unit file kept in the office has been compiled and given to Management so Nikki can forward onto the Association's attorney for review. The attorney will be looking for agreements for maintenance in the file and will use the file along with the findings of the roof inspection to reach out to the Owner for repairs that need to be made in the unit and on the unit's roof.

Roof and Balcony Repairs:
JR Whipple with Knott Labs will be preparing RFP's for roof replacement and sending out to potential bidders. The roofs will be bid separate for what is Association responsibility and what is #901 responsibility. No decisions will be carried out until the owner of the penthouse has been contacted by the attorney and discussions held on how work will be carried out and paid for.

Rental Policy:
In light of a recent posting found in AirBnB, advertising a short term rental available in Park Washington, a discussion was held on what rights the Association has in stopping these kinds of rentals. The Association's attorney was contacted and stated the Declarations would need to be amended as they are silent on the topic of how long a lease must be in the building.

HVAC Policy:
The Board instructed Nikki to ask the Association's attorney what the next steps are following a motion passed in May which lays out how HVAC repairs will be paid for and by who. Nikki will report back to the Board once she has spoken to the attorney.

Special Assessment:
No update until numbers received on roof replacement, etc.

NEW BUSINESS:
404 Move in/out issue:
A discussion was held on tenants that moved out of the unit and a tenant that moved in. The move out was scheduled and paid for per the rules and regulations but the move in was not and damage was caused to the walls and a light fixture from the move in. Nikki will reach out to the owner of the unit requesting the $250 move in fee immediately.

Door Code:
The door code will be changed in September.

Pool:
The Board instructed Nikki to notify the pool vendor to keep the pool open through the month of September.

Lock boxes:
There are currently several lock boxes hanging on the railing in front of the building that are allowed by the rules and regulations. A change will be made to the rules and voted on at the next meeting regarding placement of the lock boxes.

ADJOURNMENT:
The Board of Directors meeting was adjourned for executive session to discuss Management and a unit owner issue.