PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SEPTEMBER 17, 2015

MINUTES

PRESENT: Barbara Boyer-Vice President, Barbara Cohen, Greg Stumpf-President, Mike Kornelsen-Secretary, Co-Treasurer, and Chris Price-Treasurer.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:30 p.m. A quorum was established.

MANAGEMENT/MAINTENANCE REPORT:

Nikki Kreger with Weststar Management reported on items accomplished over the past month. Several questions and suggestions from Jim Scharper were reviewed.

APPROVAL OF MINUTES:

It was moved by Barbara Boyer and seconded by Barbara Cohen to approve the August 20, 2015 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

Chris Price reviewed the financial with the Board.

OLD BUSINESS:

Roof/Balconies:

JR with Knott Laboratories has sent RFP's to several contractors and once the bids are received for the roof replacement the Board will review along with the balcony repair bids and make a decision.

HVAC:

Association attorney, Candyce Cavanaugh is preparing an HVAC maintenance policy for the Board to review and approve and that will then be distributed to the owners.

Special Assessment:

No action, as bids are still being obtained for projects.

NEW BUSINESS:

Rules and Regulations:

The Board reviewed a revised set of rules and regulations changing the allowed location of realtor and personal lock boxes on the property. It was moved by Barbara Boyer and seconded by Mike Kornelsen to approve the revised rules and regulations as presented. Motion carried unanimously. The revised rules will be emailed to all owners and posted on the web site and those with lock boxes hanging on the front railing of the building will have 30 days to remove them or the HOA will have them removed.

South Wall Evaluation:
The Board reviewed a proposal from Knott Laboratories to do a full evaluation of the South wall of the building that will include the use of a drone for high resolution up close pictures of the facade as well as an interior inspection. It was moved by Barbara Boyer and seconded by Chris Price to accept the proposal as presented. Motion carried unanimously.

Heating and Cooling:
The Board and Management Company will begin to watch the weather to determine when the chiller will be shut down and when the boilers will be turned on.

ADJOURNMENT:
There being no other business to come before the Board the meeting was adjourned for an executive session to discuss a unit owner matter at 7:05 p.m.