

PARK WASHINGTON CONDOMINIUMS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

NOVEMBER 12, 2015

MINUTES

BOARD MEMBER PRESENT: Barbara Cohen, Barbara Boyer-Vice President, Greg Stumpf-President, Jeff Amsler and Chris Price-Treasurer.

ALSO PRESENT: Pat Fullmer, Mark Cohen and Laura Fagundes.

CALL TO ORDER:

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

MANAGEMENT/MAINTENANCE REPORT:

A discussion was held regarding recent problems with move in/outs and how they can better be handled. The regulations are already shared with whoever is moving and Jim Scharper also goes over the rules with the person when the elevator key is given out, but problems still persist. In an effort to try and get residents to follow the guidelines, it was moved by Barbara Boyer and seconded by Barbara Cohen to amend the current rules and regulations in regards to moves immediately to require a \$250 refundable deposit that will only be returned if all of the move in and out procedures are followed. 4 in favor, 1 abstained. Motion carried.

A discussion was held on recent remodeling/construction that occurred in units that didn't exactly follow the unit remodeling guidelines. The Board asked Nikki to re-enforce the rules to owners who are remodeling and suggested that anytime a remodel is scheduled a notice be posted at the building so that owners can be prepared for the noise, etc.

A suggestion was made in a prior meeting to create an owner directory and distribute to all residents. An email was sent to all residents requesting information if they wished to be in the directory and only 10 responses were received. No more work will be done on the directory at this time.

HOMEOWNERS FORUM:

Pat Fullmer was present to discuss her concerns on security in the building and how many people have the door code. A lengthy discussion was held on the pros and cons of using the keys only versus allowing a code to be used for entry. It was decided that the building would go back to a key only set up and an email will be sent to all owners notifying them of the change.

APPROVAL OF MINUTES:

It was moved by Barbara Cohen and seconded by Barbara Boyer to approve the October 15, 2015 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

Chris Price reviewed the financials with the Board. He noted that the HVAC repair line item is over budget to date. The laundry income checks are now arriving monthly and are being recorded in income.

OLD BUSINESS:

901:

Issues regarding the condo map have been raised by the Association's attorney in regards to the unit. The Board will hold a meeting with the attorney to discuss.

Roof: Tabled

South Wall: Tabled

HVAC Policy:

Board is still working on the policy written by the attorney.

Special Assessment: No update

NEW BUSINESS:

Hallway Painting:

Floors 2-5 were previously painted by Noel Lyons. It was moved by Chris Price and seconded by Barbara Boyer to instruct Nikki to have Noel paint floors 6-8 for a price of approximately \$3,200. Motion carried unanimously.

Parking and Storage Fees:

The Board discussed raising the parking rates on Association owned spaces that are rented out by residents to be more in line with current market rates. It was moved by Barbara Boyer and seconded by Chris Price that effective February 1, 2016 the rate for the outside alley spaces will be raised from \$30/mo to \$50/mo and the inside garage spaces will be raised from \$60/mo to \$80/mo. 4 in favor, 1 abstained. Motion carried.

The Board discussed the Association owned storage units located on the sub basement level that are not currently being rented out. It was moved by Barbara Boyer and seconded by Barbara Cohen that effective February 1, 2016 the Association owned storage spaces will be rented out on a first come first served basis at \$30 per month. A lock will be placed on the storage room door and keys will be given to those who rent spaces. 4 in favor, 1 abstained. Motion carried.

Year End Financial Review:

The Board reviewed the year-end engagement letter from the auditor and unanimously approved the price to perform the year-end review and tax return again.

HVAC Repairs:

The Board reviewed bids from TCR Mechanical to make several necessary repairs to the boiler and chiller. Most of the recommendations were approved by the Board and one repair will be made at a later date.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:19 p.m.