

**MINUTES  
KIRKLAND CENTRAL OWNERS ASSOCIATION  
BOARD MEETING  
December 3rd, 2007**

**Date and Time:** Pursuant to Article 3 Section 3.7 of the Kirkland Central Association, a regular meeting of the Board was held on December 3rd, 2007, at 5:00 pm in the Lobby at Kirkland Central Condominiums 211 Kirkland Avenue, Kirkland, WA 98033.

**Officers:** The President, Marna Hanneman, opened the meeting at 5:13 pm. Co-Secretary, Melissa Lising, was present to record the meeting.

**Quorum:** The following Board Members were present:

Marna Hanneman - President

Stan Hill – Vice President

Bob Dodson - Treasurer

Alan Aho – Co-Secretary

Andrew Person – Member-At-Large

Ritchie Tryon – Member-At-Large

Sally Barkley – Facility Manager

**Suhrco Residential Properties, LLC:** Jean Norberg

**Homeowners' Forum**

**Call to Order:**

There being no other matters to discuss, the Homeowner's Forum was adjourned and the regular meeting was called to order at 5:15 pm.

**President's Report:**

The Bank of America property meeting will be held tonight at 7 pm.

CAI Seminar regarding rental caps.

Thanks to Stan and Sally for the Christmas lights and tree.

**Secretary's Report:**

*A motion was made by Marna Hanneman to approve October 3<sup>rd</sup>, 2007's minutes. The motion was seconded by Stan Hill and approved unanimously.*

The Budget Ratification meeting's minutes held in November 2007 will be distributed and approved via email.

**Treasurer's Report:**

Bob reported that as of the end of the month the Operating Funds were \$7,593.65. Developer Funds were \$10,110.79. Petty Cash was \$500. Reserve Funds – Residential \$67,986.01. Reserve Funds – Common \$55,603.70. Outstanding Financial Commitments of \$11,138.55. Developer Accounts Payable of \$14,260.14.

*Melissa Lising made a motion to approve the Treasurer's Report. Alan Aho seconded the motion which was unanimously approved.*

**Facility Manager's Report:**

The report was distributed to the Board and is attached.

**Property Manager's Report**

The report was distributed to the Board and is attached.

**Old Business:**

1. The audited 2006 financial statements were distributed to the Board.  
**Ritchie Tryon made a motion to approve the audited financial statements for 2006. Melissa Lising seconded the motion which was unanimously approved.**
2. Delinquency updates will be discussed in an Executive Session.
3. Kirkland Central Website. **Marna Hanneman made a motion to approve a budget not to exceed \$600 to get the website going and to reimburse Alan Aho \$219 for advanced expenses. Ritchie Tryon seconded the motion which was unanimously approved.**

Alan Aho volunteered to coordinate the website's development and hosting.

**New Business:**

1. Reserve Study. We have 2 bids. Jean will seek a third bid.
2. January 2008 Board Meeting is scheduled for the 14<sup>th</sup> at 5 pm.
3. French Bakery sign. **Marna Hanneman made a motion to approve the sign for the French Bakery. Alan Aho seconded the motion which was unanimously approved.**

**Adjourn:** There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 6:20 pm.

MELISSA LISING, Co-Secretary

MARNA HANNEMAN, President

Date:

Date: