

**MINUTES
KIRKLAND CENTRAL OWNERS ASSOCIATION
BOARD MEETING
June 13th, 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 July 11th, 2007, at 5:00 pm on the 2nd floor common landscape element at Kirkland Central Condominiums 211 Kirkland Avenue, Kirkland, WA 98033.

Officers: The President, Marna Hanneman, opened the meeting at 5:04 pm. Co-Secretary, Alan Aho, 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:

Avril Pattenaude of unit 327 in queried about if hard surface/carpet being installed on the 6ft from the main door on P2. Taking the carpet we have now and replacing the carpet in the garage hall ways on P1 and P3. Carpet in the elevator being a heavy traffic area is

being replaced with a hard surface called “Marmoleum”. The budget for next year for this year will evaluate replacing the carpet with a hard surface.

Avril Pattenaude of unit 327 asked about how many commercial units have Keys to the common area in the building? They all have keys just to the common hallway. No one should have any working keys to the common condominium hallways.

Avril Pattenaude of unit 327 said the key from garage to P3 hallway is acting up again and needs to be replaced.

Fine violations tabled to executive session.

Carol Dore of Unit 204 asked pots being placed on the common area walls and its not allowed by our rules. Segregation of duties. Sprinkler people take care of sprinkles and Gardeners take care of plants.

Fine violation:

Jane Orlov Absentee owner of unit 424. Had an individual move in on October 1st 2007.

Kirkland Central move in fee changes on October 24th 2007 to 300.00

Signed up with automatic withdrawal with CWD group for HOA dues, never received any paper work. Somehow all paper work was sent to address where they resided 5 years ago. Received letter that dues were not being withdrawn, Jane stated she paid them right away but doesn't agree about the late fees since then. After discussion will pay the late fee. But doesn't agree on the 300 dollar move in fee. Jane stated she recalling paying a move in fee of 100 dollars but doesn't know for sure if she has record of the payment.

Jean Norberg asked about a copy of current lease that began on October first and Sally stated that we do. Sally didn't know that their lessor moved in until the 17th of October.

Where she filled out personal information paperwork for . Board will meet in executive

session and will get back with Jane Orlov and discuss her matter and follow up what has decided.

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:

Kirkland Uncorked Arts and Wine Festival. Looking for volunteers.

Randy Weisheit Unit 418 saw the insurance in the news letter and recommended that we get a quote from insurance carrier, Bell Anderson who will come talk to the board in September about building insurance

Bill Awncspaw 5th floor about air conditioning Sally contacted Gas Line Mechanical . Not happy with Merrill Gardens height restriction and wanted to know if he can do something and spear head a committee

Ken Lane is doing the elevator floor, door screen and hard wood floor surface. He is busy.

Terra Bite turned around against Marna issue was handed over to the property management to be settled.

Secretary's Report:

The minutes of the June 13th, 2007 Board meeting were distributed to all board members.

A motion was made by Alan Aho to accept the last month's minutes. The motion was seconded by Stan Hill and approved unanimously.

Email vote was sent out to the board members regarding Jocha setting out patop furniture our front.

“The City of Kirkland states that we do not have to have a sidewalk cafe permit for our retail outdoor seating. We do not serve customers at their tables outdoors. Meaning that the customers go inside order the food and drink, come outside and seat themselves. The tables have to be against the building and cannot impede pedestrian traffic. The tables and chairs are open to general public use.

Jocha Cafe would like to put 2-3 bistro tables with chairs out in front of their space. I have attached a photo of the Home Parisienne 3 pc Bistro set from Target that they would like to purchase. If approved, please email me stating they are approved for their file and I'll let the tenant know.”

Marna made a motion to ratify the email decision to allow Jocha to put out patio furniture out front of their store. Alan made a motion and approved unanimously passed.

Sally received a letter from Rosemary from Continental regarding permission on entering a few units on warrantee work but want to forward the letter to John Coe prior

Treasurer’s Report:

Bob reported that as of the end of the month the Operating Funds were \$23,314.93.

Developer Funds were \$10,110.79. Petty Cash was \$500. Reserve Funds – Residential \$48,558.38. Reserve Funds – Common \$58,121. Outstanding Financial Commitments of \$11,769.94.

After transition audit review developers funds for reimbursement.

Delinquencies are on automatic notification on over 90 days.

Alan Aho also made a motion to approve the Treasurer’s Report. Andrew Person seconded the motion which was unanimously approved.

Facility Manager’s Report:

The report was previously submitted to the Board. Doors to the hall way need to be closed sally will put up notice in elevator. 10 – 3:00pm should be ideal for carpet installation due to least amount of traffic.

Property Manager’s Report

Follow up with Andrew McAlister to determine the estimation completion date of the transition audit.

Andrew will bring letters to tenants regarding garbage. An additional dumpster may relieve garbage load. Marked for commercial only with locks. Andrew will talk to MK Properties regarding another dumpster.

Shurco Accounting department invoices up for payment. 48 hours to object, If not heard past 48 hours, Shurco will pay them.

Velocity contract forward to John Coe for review.

Review house rules and submit recommended changes for review to Melissa prior to July 22nd 2007 (Noted as June 22 2007 in Jeans report.)

Stan Hill made the motion to accept the house rules subject to a 1 hour review by John

Coe Bob Dodson seconded the motion which was unanimously approved. Updated

house rules will be mailed to all owners and tenants of acknowledge. Updated

amendments will be presented to homeowners where John Coe will present both

amendments and homeowners will provide input. Consent form will then be sent out

Melissa made a motion to approve the amendments as written by John Coe. Stan Hill

seconded the motion which was unanimously approved. John Coe will present to home

owner forum September 26th special meeting covering Declaration at 7:00pm.

Regular scheduled board meeting covering Budget and Insurance will be held on

September 12th 2007

Rental Cap

Alan will forward to Jean a preliminary rental cap letter to send out to residences. House rules sent out in August. Rental Cap sent out in September

New Business:

Wall hangers for bikes look into how many we need

Put out to bid to see what it is going to cost for cameras in the parking garage and at major entrances. Also look into re-keying common locks.

Ritchie Tryon - 3 Cheers for Stan Hill for putting up All new Parking signage and getting car wash area ready for residents to use. Enter at own Risk signs put up by Commercial Owners stolen after 3 days.

Adjourn: There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 6:50 pm.

ALAN AHO, Co-Secretary

MARNA HANNEMAN, President

Date:

Date: