

**MINUTES**  
**KIRKLAND CENTRAL OWNERS ASSOCIATION BOARD MEETING**

**Date and Time:**

Pursuant to Article 3 Section 3.7 of the Kirkland Central Association, a regular meeting of the Board was held on 14 April 2008 at 5:00pm in the Kirkland Central lobby, 211 Kirkland Avenue, Kirkland, WA 98033.

**Officers:**

Board President, Marna Hanneman opened the meeting at 5:02 pm. Co-Secretary Alan Aho was present to record the meeting.

**Quorum:**

Roll call of the board members:

Marna Hanneman, President - present  
Stan Hill, Vice President - present  
Bob Dodson, Treasure - present  
Melissa Lising, - absent  
Alan C. Aho, Secretary - present  
Andrew Person, Member-at-Large - present  
Bill Anspach, Member-at-Large - present

Sally Barkley, Building Manager - present

Jean Norberg, Suhrco Residential Properties, LLC - present

**Homeowners' Forum:**

There were no immediate issues brought forward during the homeowners forum.

**Call to Order:**

There being no other matters to discuss, the Homeowners' Forum was adjourned and regular meeting was called to order at 5:09pm.

**President's Report:**

- Marion Jones, Suhrco Residential Properties is Kirkland Central Condominiums new bookkeeper. Suhrco Residential Properties
- Suhrco Residential Properties has been awesome and right on top of things.
- Please become involved with civik.org

**Secretary's Report:**

- *Alan moves to approve April 2008 meeting minutes. Seconded by Andrew and the motion all was in favor.*

**Treasure's Report:**

As of the end of the month, the Association had the following funds:

Operating Funds	\$	2,097.88
Petty Cash (included in operating funds)	\$	500.00
Reserve Funds – Residential (41.7%)	\$	68,566.57
Reserve Funds – Common (58.3%)	\$	95,861.68
Insurance Reserve Finds	\$	25,282.17
Outstanding Financial Commitments	\$	9,450.00
Delinquencies over 30 days	\$	16,517.00

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*Alan motioned to approve the Treasure Report for March 2008. Was seconded by Bob and unanimously approved.*

**Facility Manager's Report:**

- Report was distributed to board members.
- Garage floor cracks to be repaired
- Gasline Mechanical recommends every 3 months for HVAC screen.

**Property Manager's Report:**

- Report was distributed to board members.
- Get copies of elevator certifications in elevator or keep originals with Sally and have copies in the elevator.

**Old Business:**

- Camera bids will run approximately 23 thousand to 27 thousand.
- Door locks possibly swapped out. 2 keys per unit paid for by the board.
- Simple website survey: "Would you want to look into getting security for the premises?"
- Continue to wait on other bids and recommendations from other security companies.
- Rental Cap Web Survey. 15 out of the 17 that voted approves of the idea of a rental cap. Next steps are to get a draft, mail out to residents, meet with John Coe to explain the rental cap. *Marna made a motion to proceed with writing a Rental Cap draft, distribute to residents and to have John Coe onsite to explain the Rental Cap. It was seconded by Stan and unanimously approved.*
- Table Verizon FIOS deal.
- Discuss ISTA billing method
- *Andrew made a motion to move forward with ISTA billing methodology to "Bill Only". Was seconded by Bob and unanimously approved.*
- HVAC quote to 5<sup>th</sup> floor residents.

**New Business:**

- Automatic shutoff valves for washer and dishwasher. Bill will deliver more information.
- Owners require to carry a Home Owners Insurance policy. Will be receiving information from Bell-Anderson Insurance.
- *Jeff to come back to check on the outdoor patio deck drainage holes whether or not warrantee will cover.*

**Adjourn:**

There being no other new business, a motion was made, seconded and unanimously passed approved to adjourn the meeting at 6:35pm.

ALAN C. AHO, Co-Secretary  
Date: 14 April 2008

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MARNA HANNEMAN, President  
Date: 14 April 2008

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