

**MINUTES**  
**KIRKLAND CENTRAL OWNERS ASSOCIATION**  
**ANNUAL ASSOCIATION MEETING**  
**March 9<sup>th</sup>, 2009**

**Date and Time:** Pursuant to Article 2 Section 2.2 of the Kirkland Central Association By-Laws, the second annual meeting of the Association was held on March 9<sup>th</sup>, 2009, at 7:00 pm at the Kirkland Central lobby, 211 Kirkland Ave, Kirkland, WA 98033.

**Officers:** The President, Marna Hanneman, opened the meeting at 7:05 pm. Member-at-Large, Melissa Lising, was present to record the meeting for Secretary, Alan Aho.

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

Stan Hill – Vice President  
Bob Dodson – Treasurer  
Alan Aho – Secretary  
Bill Anspach – Member at Large  
Melissa Lising – Member at Large

Sally Barkley – Facility Manager

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

**Absent:** Andrew Person – Member at Large

**Call to Order:**

The annual meeting was called to order at 7:05 pm.

**Roll Call:**

The requirement for a quorum was met as set forth in Article 2 Section 2.6 of the By-Laws. Marna Hanneman introduced the officers and members of the Board, Sally Barkley and Jean Norberg.

**Proof Of Notice of Meeting** was distributed in accordance with Article 2 Section 2.5 of the By-Laws.

**Approval of Minutes.** Alan Aho read the minutes of March 10<sup>th</sup>, 2008, and made a motion to approve the same. Stan Hill seconded the motion which was unanimously approved.

**Reports of Officers.**

***President's Report***

1. Surveillance cameras were installed.
2. Reserve study is complete.
3. Verizon contract is signed. Kirkland Central will get \$110 per unit which will go into the Association's account.
4. The Rental Cap Amendment is underway.
5. Bell Anderson is Kirkland Central's insurance provider.
6. The grey traffic box will not be moved.
7. Bank of America building discussion with the Kirkland City Council has resulted in a win-win situation.

***Vice President's Report***

Stan Hill painted all the columns in the garage and hung the bike racks.

***Treasurer's Report***

As of year end December 2008, the Association had the following funds:

Operating Funds	\$19,810.20
Security Deposits Held	\$ 0.00
Petty Cash (included in Operating Funds)	\$ 500.00
Reserve Funds – WAMU Common (58.3%)	\$56,790.20
Reserve Funds – WAMU Residential (41.7%)	\$40,387.13
Reserve Funds – Banner: Common (58.3%)	\$55,391.00
Reserve Funds – Banner: Residential (41.7%)	\$39,609.00
Insurance Reserve Funds: Frontier Bank	\$45,656.76

**Outstanding Financial Commitments:**

\$ 60.00	The French Bakery – Dessert – December Meeting
<u>\$283.40</u>	Gasline Mechanical – Lobby Heat 12/22/08
\$343.40	

Delinquencies over 30 days: \$23,022.50 – See Aged Delinquency Report for details.

***Secretary's Report.*** No report.

***Facility Manager's Report.*** No report.

## **Reports of Committees.**

### ***Rental Cap Committee Report***

Greg Peszek of Unit 407 took over as Committee Chair.

The Association expressed its gratitude to Randy Weisheit of Unit 418 for starting up the Committee.

Rental Cap goals and action items handout is attached to these minutes.

The goal of this committee is to protect the association.

Kirkland Central is currently over 50% rentals.

We need 100% approval of the amendment from all those who have units rented out and 90% of the total number of units in the building.

### ***Property Manager's Report***

1. Building Envelope Investigation not yet completed. Once completed Developer will be given an opportunity to respond to areas of concern.
2. Shoring in the garage. There were conflicting reports from the first 2 investigations. We are getting a 3<sup>rd</sup> report from an expert.

### **Election of Inspectors of Election.**

Eric Cherba of Unit 407 volunteered as an inspector.

### **Election of Directors.**

Nominees were Marna Hanneman, Greg Peszek, AJ Moore and Alan Aho.

***Newly elected Board Members are Marna Hanneman and Greg Peszek.***

**Unfinished Business** – None discussed.

**New Business** – None discussed.

### **Adjournment.**

There being no other business the meeting was adjourned at 7:50 pm.

**MELISSA LISING, Member at Large**

Date:

**MARNA HANNEMAN, President**

Date: