

**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 11 February 2008 at 5:00pm at Kirkland Central lobby, 211 Kirkland Avenue, Kirkland, WA 98033.

**Officers:**

Board President, Marna Hanneman opened the meeting at 5:06 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, Co-Secretary - present  
Alan C. Aho, Co-Secretary - present  
Andrew Person, Member-at-Large - present  
Ritchie Tryon, Member-at-Large - present

Sally Barkley, Building Manager - present

Jean Norberg, Suhrco Residential Properties, LLC - present

**Homeowners' Forum:**

There were no 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 5:48pm.

**President's Report:**

- Downtown projects moving forward as planned. CiViK is a community organization of dedicated citizens, committed to advocating for the present and future vitality and quality of life in Kirkland. (<http://www.civik.org/>)
- Mike Wilson has setup a dialog with METRO about the noise and quantity of public buses running down 3<sup>rd</sup> and State Street. Contact him regarding ways to be involved with

**Secretary's Report:**

- *January 2008 meeting minutes approved as addend. Stan seconded the motion. All were in favor.*

**Treasurer's Report:**

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

Operating Funds	\$	2,762.77
Petty Cash (included in operating funds)	\$	500.00
Reserve Funds – Residential (41.7%)	\$	62,363.48
Reserve Funds – Common (58.3%)	\$	77,446.34
Outstanding Financial Commitments	\$	24,349.03
Delinquencies over 30 days	\$	23,427.02

**MINUTES  
KIRKLAND CENTRAL OWNERS ASSOCIATION BOARD MEETING**

*Andrew motioned to approve the Treasurer's Report for January 2008 and to move the common and reserve funds into liquid management. Was seconded by Melissa and unanimously approved.*

**Facility Manager's Report:**

- Report was distributed to board members.

**Property Manager's Report:**

- Report was distributed to board members.
- Annual meeting notice for 10 March 2008 to be sent out.

**Old Business:**

- Bids for camera systems to be made, Bob to report in April
- Rental Caps to be priority number one.
- Not waiving warrantee rights to have East Side door come out and repair malfunctioning front door.
- *Melissa made a motion to have Rick Rees from AAA Fire and Sprinkler certify the fire suppression systems. Was seconded by Stan and unanimously approved.*
- <http://www.kirklandcentral.com> web URL is up and running. Meeting minutes, Newsletters, rules, regulations and various information can be obtained there.

**New Business:**

- *Melissa motioned to accept Cagianut and Company CPA to perform the audit of KCC Financial statements from January 01 2007 to December 31 2007. Was seconded by Stan and unanimously approved.*
- *Stan motioned to accept the Criterium-Pioli Engineers enhanced reserve study for \$6,700. Was seconded by Alan and unanimously approved.*
- *Stan moved to provide a facility for realtor lock boxes. Was seconded by Alan and unanimously approved.*
- *Stan moved to accept the amended Verizon Agreement to have FiOS service. Was seconded by Ritchie and unanimously approved.*
- *Stan made a motion to use Chris Sundberg as collections Attorney. Melissa seconds the motion and unanimously passed.*

**Adjourn:**

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

ALAN C. AHO, Co-Secretary  
Date: 11 February 2008

MARNA HANNEMAN, President  
Date: 11 February 2008