

**MINUTES
KIRKLAND CENTRAL OWNERS ASSOCIATION
BOARD MEETING
January 12th, 2009**

Date and Time: Pursuant to Article 3 Section 3.7 of the Kirkland Central Association, a regular meeting of the Board was held on January 12th, 2009, at 6:00 pm at the Kirkland Central lobby, Kirkland Ave, Kirkland, WA 98033.

Officers: The President, Marna Hanneman, opened the meeting at 6:00 pm. Secretary, Alan Aho, was present to record the meeting.

Quorum: The following Board Members were present:

Stan Hill – Vice President

Melissa Lising – Member-At-Large

Bill Anspach – Member-At-Large

Andrew Person – Member-At-Large

Bob Dodson – Treasurer

Sally Barkley – Facility Manager

Suhrco Residential Properties, LLC: Jean Norberg

Homeowners' Forum:

No matters were brought up for discussion.

Call to Order:

There being no other matters to discuss, the Homeowners' Forum was adjourned and the regular meeting was called to order at 6:05 pm.

Committee Reports:

Rental Cap Committee:

Randy Weisheit, Committee Chair, gave his report.

The committee was in agreement in the adoption of a rental cap.

There is a need to better define financial and medical hardships.

Jean Norberg of Suhrco recommended leaving the amendment as broad as possible.

The goal is to achieve a 20% rental cap.

Insurance providers want to see 70% owner occupied and 30% rentals. Any increase in premiums cannot be passed on to renters only. This is against the Kirkland Central's Declarations.

Family members can be allocated a percentage ownership in order that the unit not be considered a rental.

Portions of a unit cannot be rented out. It must be the entire unit.

KC HOA can require that contact information for all occupants be provided.

The committee is also recommending a \$500 base Move In/Move Out Fee. A lower rate may be charged for intra building and intra floor moves.

The KC Board may want to consider a refundable damage deposit. The rationale for this suggestion is that people are apt to be more careful with their moves when there is money on the line.

This committee will spearhead the efforts to collect the votes necessary to pass the Rental Cap Amendment. Vote requirements are 67% of all owners, 90% of residential owners and 100% of all investor owners.

The committee will meet again on the last week of January 2009.

President's Report:

Marna Hannesman thanked Sally Barkley, Isaac, Magda, Alan, Cris, their family and friends for their invaluable assistance during the snow storms.

There will be a Kirkland City Council meeting on January 20th, 2009. This meeting will discuss the new codes to allow 5 stories along Lake Washington Blvd. Park Place approved 8 stories. Attendance is encouraged. Page 2 of 4

Secretary's Report:

September, October and November 2008 minutes were approved via e-vote. Stan Hill made a motion to approve the December 2008 minutes. Alan Aho seconded the motion which was unanimously approved.

Treasurer's Report:

Report was unavailable due to year end reporting.

Facility Manager's Report:

- The Facility Manager's report was distributed to the board members.
- Dryer vents were cleaned last week.
- Starting January 20th the building carpets will be cleaned.

Property Manager's Report:

- The Property Manager's report was distributed to the board members.
- Verizon agreement / Jim Chambers. **Marna Hanneman made a motion to approve the Verizon agreement subject to the KC Board's final approval of the installation plan before the work begins. The Board further agrees to allow for termination and a pro-rated "buy out" after 5 years. Stan Hill seconded the motion which was unanimously approved.**
- Building Envelope Study. KC issued a \$1900 check as down payment. The work will be scheduled soon and is expected to start in March 2009.
- Delinquency Update. Not much response from the new collection attorney. Jim Stricker charges a higher base and hourly fee and wants a Board resolution per incident. Jean Norberg will follow up with his associate, Brian McLane.
- Goal for 2009. Jean Norberg and Sally Barkley will create an Operations Manual for the property.

Old Business:

N/A

New Business:

- **Marna Hanneman made a motion to approve the attached Motion to allow Suhrco Residential Properties to accelerate collections. Stan Hill seconded. This was unanimously approved.**
- Annual meeting will be held on March 9th, 2009 at 7 pm at the Kirkland Central Lobby. Jean Norberg will send out “Save the Date” notices.

Adjourn: There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 6:59 pm.

MELISSA LISING, Member-at-Large
For ALAN AHO, Secretary

Date:

MARNA HANNEMAN, President

Date: