MINUTES
KIRKLAND CENTRAL OWNERS ASSOCIATION
BOARD MEETING
April 7th, 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 April 7th, 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. Member-at-Large, Melissa Lising, was present to record the meeting.

Quorum: The following Board Members were present:

Stan Hill – Vice President
Greg Peszek – 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

Call to Order:
The regular meeting was called to order at 6:03 pm.

Election of Officers:
Stan Hill made a motion to nominate the following directors and positions:
Marna Hanneman to remain as President, Stan Hill to remain as Vice President,
Melissa Lising as Treasurer and Greg Peszek as Secretary.
Greg Peszek seconded the motion which was unanimously approved.

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Committee Reports:

Rental Cap Committee:

Greg Peszek reported that Eric Cherba is taking over as Chairman of the Rental Cap Committee.

It was suggested that the HOA pay for the transfer of ownership of units with relatives living in them.

The Committee needs the names of those who were initially in favor of the Rental Cap Amendment so that they can be reached out to.

The Committee also needs the names of those who own units that will be "grandfathered" at this time.

Regarding the commercial property, HOA attorney John Coe wanted the same requirements but the commercial units would be exempt from the rental cap.

Greg Peszek will send out these recommendations to the Board via email for a vote.

President's Report:

CKC Structural Engineers has changed their position and will have drawings to the KC HOA Board and will do the repairs. (Letter attached to these minutes).

Jean Norberg will send the report to Dan Say for a peer review. Once approved by the Board, CKC will do the repairs.

Kirkland City Council will be meeting at City Chambers to discuss annexation. Kirkland Citizens cannot vote on this.

Secretary's Report:

Bob Dodson made a motion to approve the February 2009 Board meeting minutes. Greg Peszek seconded the motion which was unanimously approved.

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Treasurer's Report:

As of the end of January 2009, the Association had the following funds:

Operating Funds	$7,173.79
Security Deposits Held	$0.00
Petty Cash (included in Operating Funds)	$500.00
Reserve Funds – WAMU Common (58.4%)	$56,871.79
Reserve Funds – WAMU Residential (41.7%)	$40,421.57
Reserve Funds – Banner: Common (58.3%)	$61,225.00
Reserve Funds – Banner: Residential (41.7%)	$41,775.00
Insurance Reserve Funds: Frontier Bank	$54,550.18

Outstanding Financial Commitments:

$14,260.14 King County Treasury – Semi Annual Sewer Capacity pd 3/3/09.

Items of note in the enclosed financial report:

No Bank Statements received yet from Banner Bank for the new account opened August 28, 2008. Have not received #1099 Interest Income Statement.

Per Auditors, created sub-account in Operating to track Security Deposits Held.

Delinquencies over 30 days = $9,000.51.

Stan Hill made a motion to approve the Treasurer's Report as read. Greg Peszek seconded the motion. There was a discussion on the definition of the sewer capacity charge. This is a 15 year assessment to be paid semi-annually. The motion was unanimously approved.

Facility Manager's Report:

- The Facility Manager's report was distributed to the board members.

Property Manager's Report:

- Full Operations Manual is expected to be completed in the next 6 – 8 weeks.
- Verizon – still no news.

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- Resolution for Delinquencies – most attorneys are asking for this. John Coe is working on this. Jean will email this to the Board when ready.
- Key Control / Policy – Board to review what Jean prepared. Questions should be cc'd to the entire board. Once approved Sally will keep a key log. This is to be voted on next meeting.
- Envelope Study to be reviewed by Rick Beal. Criterium Pioli's study was disappointing. John Coe recommended hiring Rick Beal as a consultant during this process. Engagement letter has been requested.

Old Business:

- Sundberg invoice regarding delinquent owner.

  Marna Hanneman made a motion to remove Sundberg's invoice regarding delinquent accounts from Kirkland Central's accounts payable. Melissa Lising seconded the motion which was unanimously approved.
- Garage column repair update.

  Marna Hanneman made a motion to have Dan Say review the garage repair calculations presented by CKC Structural Engineers. Bob Dodson seconded the motion which was unanimously approved.

New Business:

- Water intrusion from deck drainage leak came from heavy rain coming from the west. This issue will be included in the envelope study. Plumbing plans are needed. There are no as-builts for the drains.
- Insurance review. Kirkland Central's policy renews in October. This is put out to bid every 3 – 5 years. Policy summary is posted on the KC website.

Homeowners' Forum:

- Letter from CKC Structural Engineers will be available upon request.
- Collection agencies normally take a percentage of the amounts collected.

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- Rick Beal is from Stanislaw Ashbaugh. Rick is a construction defect attorney.
- No decision yet to rekey exterior doors.
- Window cleaning to take place in May.

Adjourn: There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 7:25 pm.

MELISSA LISING, Member-at-Large MARNA HANNEMAN, President

Date: Date:

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