

**MINUTES
KIRKLAND CENTRAL OWNERS ASSOCIATION
BOARD MEETING
September 8th, 2008**

Date and Time: Pursuant to Article 3 Section 3.7 of the Kirkland Central Association, a regular meeting of the Board was held on September 8th, 2008, at 5:00 pm at the Kirkland Central lobby, Kirkland Ave, Kirkland, WA 98033.

Officers: The President, Marna Hanneman, opened the meeting at 5:10 pm. Secretary, Alan Aho, was present to record the meeting.

Quorum: The following Board Members were present:

Stan Hill – Vice President

Bob Dodson – Treasurer

Melissa Lising – Member-At-Large

Bill Anspach – Member-At-Large

Andrew Person – Member-At-Large

Sally Barkley – Facility Manager

Suhrco Residential Properties, LLC: Jean Norberg

Homeowners' Forum:

- A homeowner proposed that an amendment be made to the Declarations limiting smoking to just the limited common elements of the building. Jean Norberg advised the group that such an amendment would need approval from 90% of the residents.
- A homeowner suggested adding either stretcher plates on the walls or marine bumpers on the rolling carts to avoid damaging the hallways.

Call to Order:

There being no other matters to discuss, the Homeowners' Forum was adjourned and the regular meeting was called to order at 5:15 pm.

President's Report:

- Carmen Meyers from Bell Anderson insurance presented the building's policy renewal. Premiums are lower by \$5000 from the prior year. The Board will need to decide if terrorism coverage should be added to our policy. The Board will decide once it receives a quote for the cost of doing so.
- Any construction improvements to a unit costing over \$5000 must be reported to our property manager, Suhrco Residential Properties, for insurance policy reasons. The Construction policy shall be made available on the Kirkland Central website.
- The Board opened up bank accounts with Banner Bank, Washington Mutual and Frontier Bank in order not to exceed the limits of FDIC insurance for each.

Secretary's Report:

Andrew Person made a motion to approve the July 14th, 2008 minutes. Alan Aho seconded the motion which was unanimously approved.

Treasurer's Report:

Bob Dodson reported the following:

Operating Funds	\$3,611.51
Petty Cash (included in Operating Funds)	\$500.00
Reserve Funds – WAMU Common (58.3%)	\$53,501.47
Reserve Funds – WAMU Residential (41.7%)	\$38,038.24
Reserve Funds – Banner: Common (58.3%)	\$46,460.00
Reserve Funds – Banner: Residential (41.7%)	\$33,360.00
Insurance Reserve Funds: WAMU	\$0.00
Insurance Reserve Funds: Frontier Bank	\$44,513.63
Delinquency over 30 days	\$17,149.96

Melissa Lising made a motion to approve the Treasurer's Report for August 2008. This was seconded by Stan Hill and unanimously approved.

Facility Manager's Report:

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

Property Manager's Report:

- The Property Manager's report was distributed to the board members.
- **Marna Hanneman made a motion to approve the bid from Criterium-Pioli to conduct the building envelope study in the amount of \$3,800 to begin immediately. Bob Dodson seconded the motion which was unanimously approved.**

Old Business:

- **Melissa Lising made a motion to approve the Verizon contract with changes suggested by our attorney, John Coe. Stan Hill seconded the motion which was unanimously approved.**
- Hearings to discuss fines for rule violations are handled on a case-by-case basis.
- **Andrew Person motioned the ratification of officers: Marna Hanneman (President), Stan Hill (Vice President), Bob Dodson (Treasurer), Alan Aho (Secretary), Melissa Lising (Member At Large), Bill Anspach (Member At Large) and Andrew Person (Member At Large) from March 2008 which spells out the officer roles. Bob Dodson seconded the motion which was unanimously approved.**

New Business:

- **Bob Dodson made a motion to increase the Move In/Move Out fee from \$300 to \$500. Melissa Lising seconded the motion which was unanimously approved.**
- Sally Barkley will schedule window washing. Jean Norberg will request a bid for dryer vent cleaning.
- **Melissa Lising made a motion to approve the air-conditioning installation on units 502, 503, 507, 508 and 526. Future air conditioning installation is**

approved only with the stipulation that the work is done by the original HVAC contractor for the building (Gasline Mechanical) as well as the roofing by the original roofing contractor (Rainbow Roofing) who were approved by the building developer (Continental). Bob Dodson seconded the motion which was unanimously approved.

Adjourn: There being no other business, a motion was made, seconded and unanimously approved to adjourn the meeting at 6:20 pm.

ALAN AHO, Secretary

Date:

MARNA HANNEMAN, President

Date: