

Kenbrooke Court Condominium Association
Minutes of Meeting, January 21, 2009

Board Members: Gary Apps (President), Jeff Carroll (Treasurer) and Brandi Vischer director.

Management Company: Dan McGlynn and Matt Caley Davis Group

Call Meeting to order 6:30pm. President Apps opened the meeting at 6:30pm noting a quorum was present. The board invited attorney Bill Oudsema to give input regarding the Coin Operated laundry contract and help the board move forward.

Mr. Oudsema spoke to the board and said he's had numerous discussions with Mr. Silversteen of coin-operated laundry. Unfortunately, they have all been unproductive, as Mr. Silversteen has always ended the conversation with no resolution and another commitment taking him from the phone conversation. As Mr. Silversteen is in Chicago, they have not met face to face. Mr. Oudsema has said the discussions are very frustrating, as it appears Mr. Silversteen has little desire to resolve the issue. The board then discussed options including leaving the contract to run through the next ten year cycle; take coin operated laundry to court seeking termination of the contract and variations between these measures. In the end, the board agreed to have Mr. Oudsema draft a letter stating the Kenbrooke Association is seeking termination of the current contract and is prepared to take legal action to pursue this position. It was pointed out that Mr. Oudsema's position is to avoid legal fees and at worst agree to a lesser term than ten years as a resolution. The board felt pushing the issue to some resolution best serves the interest of Kenbrooke and advised attorney Oudsema to draft a letter stating the merits of our legal brief to the coin operated folks. The hope and intent would be to get them to agree to an ending contract time as soon as possible.

Financial review

Income for the year ending December 31, 2009 stands at \$429,008 compared to a budget of \$423,150. Year to date operating expenses are at \$365,554 compared to a budget of \$3367,800. Year to date Reserve Expenses totaled \$99,686. The balance sheet showed \$29,132 in checking and savings. McGlynn noted that leak damage repairs from pipes in walls increased by \$6,033 in December totaling \$14,253 for the year. This type of unplanned expense is likely to continue as pipes age and we've seen a marked increase in the past few years. This needs to be considered as we budget in future years due to repairs and damage to homes. McGlynn said the year ending numbers are close to what was anticipated and total expenses were within 1 percent of budget while staying under budget.

New Business

McGlynn noted the basement of building 17 had frozen pipes affecting the home directly above. Damage from the pipes freezing and breaking will end up costing several thousand dollars to repair the damage. It was recommended to look into heaters for the basement laundry rooms as only the gas warming the hot water heaters heats them. As the weather has been extremely cold this year, any poorly heated area is dramatically affected. A cost and plan for this will be presented in 2009 for consideration. McGlynn also said snow has been removed from several areas on the property due to the large piles of snow and continued accumulation without a melt to reduce the snow. This is an

additional cost to the association along with removal of snow and ice along the fronts of the home. Matt Caley said he would inspect a few attics and suggest a plan to better insulate and or ventilate homes to minimize ice build up on the eaves of buildings. It was agreed to look into this again although it has been addressed before with little improvement.

Adjournment

As nothing further was discussed, the meeting was adjourned at 7:32 pm. The next meeting is Wednesday, February 18, 2009 at 6:30pm. All owners and renters are encouraged to attend future meetings and participate.