

Kenbrooke Court Condominium Association  
Minutes of Meeting, February 18, 2009

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

**Management Company:** Dan McGlynn of the Davis Group.

**Call Meeting to order 6:30pm.** President Apps opened the meeting at 6:30pm noting a quorum was present.

**Approval of Minutes:** On a motion from Jeff Carroll and a second from Brandi Vischer, the January minutes were unanimously approved.

**Financial review**

Income for the month of January 2009 stands at \$35,443 compared to a budget of \$35,116. January operating expenses are at \$31,448 compared to a budget of \$27,530. Monthly expenses were over in January due to unplanned legal fees, insurance expenses paid in advance that would end up under budget at years end. Additionally, non-contracted snow removal for large piles removed from the property and ice removal from the roofs totaled \$2,120. Internal leak damage repairs from frozen pipes stands at \$3,441 and will go higher as additional repairs have been made in other units due to pipes bursting and causing damage. This was noted as a significant ongoing concern as several pipes throughout the complex have worn to the point of breaking causing damage to drywall and fixtures in the home.

**New Business**

The board discussed additional asphalt needs in the community and agreed repaving the worst lot would be a priority this year as well as an ongoing effort to replace asphalt over the next few years. After discussion, the board unanimously approved a \$10,000 assessment due June 1, 2009 for new asphalt. The board discussed the possibility of additional assessments during the next year for specific projects as needed to complete needed repairs to the complex.

The March annual meeting was discussed as Gary Kaylor, Don DeBat and Brandi Vischer had terms expiring. All agreed to serve again and would be presented to the owners as the recommended slate of candidates at the March annual meeting.

Gary Apps said the soft water in building 7 needs repair. McGlynn said he was aware of some repair needed and would look into the timing and details from Canney's.

**Adjournment**

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