

Kenbrooke Court Condominium Association  
Minutes of Meeting, Wednesday, July 15, 2009

**PRESENT:**

**Board Members:** Gary Apps (President), Jeff Carroll (Treasurer), Gary Kaylor, Brandi Vischer (Director)

**Management Company:** Dan McGlynn

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**1. Call Meeting to order** 6:00pm.

**2. Reviewed and approved minutes of June 18, 2009** The minutes of the June 18 meeting were unanimously approved on a motion by Carroll and second by Vischer.

**3. Financial review**

McGlynn reviewed the statements with the board noting June of \$31,545 were under budget of \$31,960. The year to date expenses stood at \$178,172 compared to a budget of \$182,245. McGlynn also pointed out the Reserve expenses stand at \$19,836. McGlynn again added the association needs to be mindful of unplanned high operating expenses for the legal fees for the coin operated laundry dispute. This alone will impact all expense areas for the year. Lastly, McGlynn said operating cash stands at \$7,500 and total cash is at \$35,104.

**4. Owners Comments**

A discussion ensued about possible problem renters and bringing up the standard of those who live and rent at Kenbrooke. A renter was present to discuss his circumstances as the board had concerns about this unit at the last meeting. After discussion, the board thanked the renter for giving insight to this unit and related problems.

An owner presented an option for pipe lining to address the recurring leaks at the association. All agreed the idea has merit however the cost and benefits need further study. In addition to cost vs. benefit, the history of the new pipe retrofit process needs discussion to ensure value in the new process.

**5. New Business**

The group discussed new asphalt for the lot just north of the clubhouse lot that was redone a year ago. McGlynn said the price from J.Allen is \$36,800 and had come down from last year. Kaylor suggested the pricing may be very competitive and to try to get the best price possible for this year. McGlynn

added the cost for this will likely need a special assessment. It was agreed to look into the current cash flow and make a decision about special assessment needs at the next board meeting.

### **Old Business**

McGlynn said the bulk of the clean up has occurred and the property looks much better. Compliance has been very good and continuing to keep up the momentum will be the challenge. A small number of units need additional attention but owners in general have been very supportive.

McGlynn showed the board Attorney Oudsema's response to the filings by Commercial Coin Laundry and the associations counter claim. It is too early to understand how this will end but it is important to bear in mind the legal fees are taking funds and will impact the ability to get future projects complete. Further discussion ensued about the merits of canceling the laundry contract and the goal of the association to have a reasonable contract with a reasonable contractor.

### **8. Adjournment**

The meeting was adjourned at 7:22pm.