

Kenbrooke Court Condominium Association
Minutes of Meeting, Wednesday, August 19, 2009

PRESENT:

Board Members: Gary Apps (President), Jeff Carroll (Treasurer), Don DeBat, Gary Kaylor, Brandi Vischer

Management Company: Dan McGlynn, Matt Caley

1. Call Meeting to order 6:00pm.

2. Review and approved minutes of July 15, 2009. The minutes of the July meeting were unanimously approved on a motion by Kaylor and second by Vischer.

3. Financial review

McGlynn reviewed the statements with the board noting July income was slightly under budget by \$619 with \$35,372 coming in vs. \$35,991 budgeted. The variance was due to lack of laundry income for the period. The monthly expenses were high in both landscape and legal fees. The landscape was primarily due to timing and McGlynn expected this to balance out in the next couple months. The legal fees continue to grow as the association works its way through the laundry contract court process. It was again noted the association is ending its arrangement with commercial coin laundry and commercial coin laundry is forcing a legal battle to end the contract. The ultimate goal is to have better laundry machines and a better contract for the association. The year to date expenses stood at \$218,271 compared to a budget of \$213,043. Legal fees and snow removal are the two primary variances in the yearly expenses. One continuing unknown expense are the ongoing legal fees. McGlynn also pointed out the Reserve expenses stand at \$20,786. Lastly, McGlynn said operating cash stands at \$3,102 and total cash is at \$31,729. McGlynn prepared a cash balance projection for capital projects beginning in August through December. It showed an approximate balance of \$18,000 being carried into next year with no surplus for unplanned expenses. It was noted the asphalt bid in hand is just under \$36,000.

4. Owners Comments

Apps mentioned the idea of looking into purchasing less expensive gas via a competitor company to Consumers. It's a process that may be beneficial to Kenbrooke with the amount of gas purchased for the entire association. It was agreed to look into this although the price of gas is down and we are showing \$5200 in savings through July. Apps also mentioned the idea of using nearby wells for water sources. Possibly to supply future irrigation needs around the complex. He said nearby sites have wells that may be of value to Kenbrooke.

Apps also said he encouraged all owners to utilize the recycle bins near building six. Vischer noted the need to continue the weeding and clean up of front lawn areas in particular at building 17. An extended patio fence that was erected without board approval was also brought up for correction. Apps mentioned the patio fence near the clubhouse had also been extended and the group agreed to look at the fence after the meeting. (this was done and after discussion with the owner, the board needs to resolve the final approval and size of the fence. This will occur at the next board meeting in September).

McGlynn said the ongoing effort to keep fronts clean will require time and money. Carroll suggested a continued effort to notify owners of problems and fine and/or repair and bill owners to keep the fronts up to an acceptable standard.

An owner asked if all owners would be mindful that their noise outside the home is easily carried into others living spaces. It was suggested that folks understand they should make an effort to keep their noise down when outside especially when it's after 9pm.

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 now \$35,900 and had come down twice in price from last year. Kaylor suggested the pricing may be very competitive and to try to get a price from Schoolcraft Paving who has been very reasonable. McGlynn agreed to get two more prices prior to next months meeting. The group then discussed the cash position of the association with the ongoing legal battle and new asphalt planned for the fall. After much discussion, a motion was made by Kaylor to assess \$10,000 for asphalt work near buildings 9-12. Carroll seconded the motion. Vischer noted her concerns for keeping adequate cash in Reserves and was hesitant about spending more money on new asphalt at this time. Other board members noted the need for new asphalt is great and more will be needed down the road. After more discussion, the motion was approved to assess \$10,000 by Oct. 1 2009 and put new asphalt in the parking lot by buildings 9-12.

6. Old Business

McGlynn said the board Attorney Oudsema's had filed his response to the filings by Commercial Coin Laundry and the associations counter claim. The outcome of the contract termination is unknown at this time but it is hopeful to have a resolution to this yet this fall.

7. Adjournment

The meeting was adjourned at 7:27pm.