

Kenbrooke Court Condominium Association
Minutes of Meeting, Wednesday, September 16, 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 6:02pm.

2. Review and approved minutes of August 19, 2009. The minutes of the August 19,2009 meeting were unanimously approved on a motion by Kaylor and second by DeBat.

3. Financial review

McGlynn reviewed the statements with the board noting August income was just at budget. The monthly expenses totaled \$28,091 compared to \$31,760 budgeted. It was noted gas is under by \$826 for the period and \$6,000 under for the year. The legal fees continue to grow as the association works it way through the laundry contract court process. The year to date expenses stood at \$246,363 compared to a budget of \$244,800. Legal fees, landscape and snow removal are the primarily variances in the yearly expenses. One continuing unknown expense are the ongoing legal fees. McGlynn also pointed out the Reserve expenses stand at \$21,948. Lastly, McGlynn said operating cash stands at \$3,314 and total cash is at \$40,493. 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 low asphalt bid in hand is just under \$36,000.

4. Owners Comments

An estimate was requested to remove a Box Elder at the rear of 3649. The slider at 3649 also needs attention.

5. New Business

McGlynn said the price from J.Allen of \$35,900 is the low bid of three. Schoolcraft Paving was \$38.432 and Heystack was \$51,900 for the same work. After discussion, the board approved J. Allen if they also crack seal the patch that was needed on the new lot completed in 2008. (it was confirmed that J. Allen would do this at no additional cost)

A discussion on the fence line at the two corner units in Kenbrooke. The owners of 3495 said they did homework and felt their fence was an improvement as requested by the association. In addition, they felt they had been given permission and noted many other fences with variances in the

size and depth. After discussion, the board agreed to leave the dimensions of the fence and approved it in the current location. It was requested to raise the height on the west side of 3495 to match the height of the adjacent fence. It was also agreed to require the fence modification at building one to go flush with the stairwell to remove a dead space of about 5 feet by 1 foot.

6. Old Business

McGlynn said the board Attorney Oudsema's is still awaiting the outcome of the filings by both Kenbrooke and Commercial Coin Laundry. It was hopeful that it could be resolved this fall but could go into 2010 and the legal expenses will continue.

7. Adjournment

The meeting was adjourned at 7:05pm. The next meeting will be October 21 at 6pm.