

Kenbrooke Court Condominium Association  
Minutes of Annual Meeting, Wednesday, March 24, 2010

**PRESENT:**

**Board Members:** Gary Apps (President), Gary Kaylor (Secretary) and Brandi Vischer

**Management Company:** Dan McGlynn, Ginger Slone and Matt Caley

**1. Call Meeting to order** 6:15pm.

**2. Review and approved minutes of March 18, 2009.** The minutes of the March 2009 annual meeting were unanimously approved.

**3. Financial review**

McGlynn reviewed the Year ending 2009 statements with the group noting expenses totaled \$358,157 compared to \$365,000 budgeted. Water and Gas expenses were the primary areas of savings on the annual budget total. It was again noted that legal expenses are continuing for the coin operated laundry expense and will impact the budget for 2010 as well. McGlynn said operating cash stands at \$1,981 and total cash is at \$31,147. Reserve expenses totaled \$59,009 in 2009. The primary capital expense for the year was new asphalt totaling \$56,173.

**4. Owners Comments**

It was suggested that proper locks on rear sliders may be an issue for the association due to city code compliance. The group discussed the possibility of a complex wide installation effort for rear slider door locks. This will be discussed at a future meeting for further input and direction.

**5. New Business**

The results of the election were as follows:

Don DeBat and Jeff Carroll were voted to the two-year terms. Gary Apps was voted to the one-year term. The person receiving the third most votes earns the one-year and the two highest vote totals received the two-year terms. McGlynn said the attic spaces have been inspected and have been found to typically have adequate insulation in each building. However most buildings have heat added to the attic space through various vents leading to the space and need proper ventilation maintained to ensure adequate attic temperatures in the winter and less ice build up.

**6. Adjournment**

The meeting was adjourned at 7:17pm. The next meeting will be April 21, 2010 at 6pm at the clubhouse.