

Kenbrooke Court Condominium Association
Minutes of Meeting, Wednesday, May 19, 2010

PRESENT:

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

Management Company: Dan McGlynn,

1. Call Meeting to order 6:05pm.

2. Review and approved minutes of March 2010. The minutes of the March 2010 annual meeting were unanimously approved.

3. Financial review

McGlynn reviewed the statements with the board noting April income of \$35,381 was just over budget of \$35,116. The monthly expenses of 34,703 compare to a budget of \$32,973. The monthly variances are in Legal fees and pest control. The year to date income stands at \$141,328 compared to \$140,466 or just ahead of budget. The year to date expenses stand at \$136,815 compared to a budget of \$130,001. The yearly expense variables through April are in building maintenance and gas expenses. The balance sheet showed \$43,570 in checking and savings with \$6,681 in operating cash. McGlynn said operating cash stands at \$9,260 and total cash is at \$32,508

4. Owners Comments

Kaylor noted a Box Elder tree near the clubhouse that should be scheduled for removal. Vischer commented on problem Pit bulls at a unit that Kaylor said the dog was visiting. Another comment was made that some units in building 17 need general landscape cleanup to keep the buildings looking good. Unit 3453 was noted as needing weather stripping and 3421 had a problem with water in the basement. It was suggested to update the website and possibly use interested owners to volunteer to do this service.

5. New Business

McGlynn said the timing of new asphalt and a special assessment need clarity. The group suggested confirming the parking lot that is most needing replacement and getting competitive bids. The board also noted the past contractor created concerns with the edges and joints that would need attention if they were to be considered again. McGlynn said he would gather price options and again communicate the concern about the past asphalt replacement.

6. Adjournment

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