

# Kenbrooke Court Condominium Association

## Minutes of Meeting, Wednesday, July 28, 2010

### **PRESENT:**

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

**Management Company:** Dan McGlynn, Matt Caley

Several owners were also present.

**1. Call Meeting to order** 6:03pm.

**2. Review and approved minutes of June 18, 2010.** The minutes of the June meeting were unanimously approved.

### **3. Financial review**

McGlynn reviewed the statements with the board noting June income of \$37,545 was over budget by \$2,426. Laundry income of \$2338 was the variance. The monthly expenses of \$31,246 were over budget by \$968 and it showed in the pool maintenance line item. McGlynn noted the pool repairs and water conditions were taking substantially more time than planned. Some of this was due to intentional vandalism. The new keys have been ordered to minimize vandalism and would be distributed later this week. The year to date income stands at \$186,546 compared to \$186,541 or right at budget. The year to date expenses stand at \$186,382 compared to a budget of \$192,007. The yearly expense variables through June are primarily in all three utilities with gas being the largest increase at \$3,205 for the year. The balance sheet showed \$57,895 in checking and savings with \$17,558 in operating cash.

### **4. Owners Comments**

It was noted that building #9 has mice and needed attention. Vischer said the cleaning of the basement in building 17 was poor. McGlynn said he would follow up with the contractor doing the work to confirm it's done thoroughly. It was also noted they are cleaned once every two weeks. Additional items noted needing attention are: Lights out near the pool entrance and by the clubhouse door and an Oak Tree is dead near the front of the complex.

### **5. New Business**

McGlynn said the the new asphalt will be installed August 16-18 2010. Owners affected will get a letter explaining the process and where to temporarily park. In discussing the new asphalt, it was agreed to remove the metal signs with address lines and paint the address of each unit on the parking stall. This would be a test for these two lots and if successful, will be implemented on future lots as new asphalt is added as well.

The group discussed ways to give Kenbrooke a competitive advantage as a rental community and thought WI FI may be an option. The group said it would be good to find out what it would take to have WI FI available to all Kenbrooke owners as a perk for living in Kenbrooke. This may be a revenue stream as well depending on what it takes to make this happen.

### **6. Adjournment**

The meeting was adjourned at 7:22pm. The next meeting will be the third Wednesday of September, 2010 at 6pm at the clubhouse.