

Kenbrooke Court Condominium Association
Minutes of Meeting, Wednesday, November 17, 2010

PRESENT:

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

Management Company: Dan McGlynn.

1. Call Meeting to order 6:03pm.

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

3. Financial review

McGlynn reviewed the statements with the board noting October income of \$35,580 was just over budget of \$35,116. The monthly expenses of \$28,240 compared to a budget of \$27,768. The year to date income stands at \$356,797 compared to \$351,166 or ahead of budget. The laundry income was the major income variance and additional late fees made up the balance of the added income. The year to date expenses stand at \$314,913 compared to a budget of \$312,559. The yearly expense variables through October are primarily in utilities with electric and water being the largest increases. The balance sheet showed \$11,145 in checking and \$11,667 in Capital funds. The receivables continue to be forwarded to attorney Henken after three months of non-payment. McGlynn noted another hot water heater was recently replaced making it the third for the year. It was agreed to provide a list of the age of hot water heaters and consider a replacement program moving forward.

4. Owners Comments

Two renters were present to discuss their dog. The dog appears to be a Pit bull and was cited to be removed. They are appealing this and asked for the board to see the dog and allow the dog to stay. After hearing them speak and seeing the dog, the board said the renter must either get rid of the dog or provide veterinary paperwork stating the dog is not a Pit bull. They thanked the board and will provide the paperwork requested. Another owner requested additional lighting behind building 11, as it is very dark. After discussion, the board agreed and approved adding lighting this building.

5. New Business

McGlynn said the McDonalds parking signs have been posted at each of the entrance areas on Kenbrooke Ave. noting who to contact regarding towing. McGlynn noted that additional fliers were distributed to adjacent student housing to help minimize unauthorized parking at Kenbrooke.

6. Old Business

McGlynn said other than the owner who attended the meeting; the other Pit bulls have been removed from the property. After inspecting two buildings for possible water leaks, only one home had a leaking toilet. It was agreed, owners should again be reminded that running water is an expense to the association. Leaking toilets, faucets etc. should be repaired to save money. Lastly, McGlynn said the parking stalls were painted at building six as agreed.

7. Adjournment

The group agreed to cancel the December meeting and plan to meet in January 2011. The meeting was adjourned at 7:17pm.