

Kenbrooke Court Condominium Association
Minutes of Meeting, Wednesday, May 18, 2011

PRESENT:

Board Members: Gary Apps (President), Jeff Carroll, Brandi Vischer

Management Company: Dan McGlynn. Matt Caley

1. Call Meeting to order 6:04 p.m.

2. Review and approved minutes of April 2011. The minutes of the April meeting were unanimously approved.

3. Financial review

McGlynn reviewed the April statements with the board noting monthly income of \$34,430 was just under budget of \$35,524. The monthly expenses of \$33,814 compared to a budget of \$33,216. The year to date income stands at \$139,543 compared to \$139,000 or just ahead of budget. The late fees are the major income variance. The year to date expenses stand at \$132,739 compared to a budget of \$127,882. The primary variance remains in building maintenance. Total Reserve expenses were \$10,827 with ice storm damage clean up the largest item at \$5,894. The balance sheet showed \$24,854 in checking and \$12,741 in Capital funds. The receivables of \$8,528 continue to be forwarded to attorney Henken after three months of non-payment.

4. Owners Comments

The group discussed the painting of parking stalls and new asphalt that will begin shortly. After discussion, it was agreed to leave the metal signs and paint the stalls with the numbers at the bottom. Caley suggested moving the numbers further out on the stall to improve visibility during winter months. No final decision has been made about metal sign address posts being removed as the test clearly indicates a need for improved parking identification. Currently, painted stalls and leaving the metal signs will allow for removal of the metal signs if better parking identification is agreed upon. J. Allen agreed to crack seal the two lots installed over the past years.

McGlynn said the visitors parking area near building 17 has again been a problem and suggested an alternate parking option. It was suggested to put up signs in this parking lot only mandating colored parking passes for visitors at Kenbrooke. All vehicles parking in this lot will require a visitor's pass or they will be subject to immediate towing. Adjacent buildings will be given one colored pass for visitors and can request additional from management. This will allow McDonalds towing to police the lot 24 hours a day and owners can request outside cars towed immediately. The board approved \$300 towards this program. No other parking lots at Kenbrooke will require this visitor parking pass. Upon final printing and signage, this will be given to affected buildings. (Buildings 15-17).

McGlynn noted the ice storm damage has been cleaned up but additional landscape efforts will be needed. He said a general "curb appeal" walk around will be helpful for board members and management to look at landscape items and improvements needed. Caley suggested a different style monument sign would improve the entrance and he can get bids from a company that has done this for other complexes in Kalamazoo.

5. New Business

The pool is slated to open Memorial weekend. Key Fobs are being looked into but many options exist and pricing varies widely. It was suggested to bring options to the board that may improve security, offer computer control and record keeping and allow easier changing of the key system in the future. McGlynn agreed to bring options for consideration. Apps noted there is an audible security alarm for pools that goes off if there is movement in the pool. (After the meeting, Apps suggested looking into video capabilities for the pool as well).

The board noted when the next general mailing goes out to maximize the information included in the notice. McGlynn said a patio notice would be going out and can include general items such as Pet rules, recycling locations, pool information etc.

6. Adjournment

The meeting was adjourned at 7:16pm. The next meeting would be June 15, 2011 at 6p.m. in the clubhouse.