

Kenbrooke Court Condominium Association

Minutes of Meeting, Wednesday, June 15, 2011

PRESENT:

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

Management Company: Dan McGlynn

1. Call Meeting to order 6:02 p.m.

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

3. Financial review

McGlynn reviewed the May statements with the board noting monthly income of \$34,465 was just under budget of \$34,524. The monthly expenses of \$31,383 compared to a budget of \$30,496. The year to date income stands at \$174,008 compared to \$173,525 or just ahead of budget. The late fees are the major income variance. The year to date expenses stand at \$163,623 compared to a budget of \$158,378. Total Reserve expenses were \$12,944 with the \$19,500 for parking lot repairs committed in June. The balance sheet showed \$6,735 in checking and \$24,095 in Capital funds. The receivables of \$11,961 continue to be forwarded to attorney Henken after three months of non-payment.

4. Owners Comments

The lights out at the pool was commented on and McGlynn said he'd have maintenance check this. After inspection, the breaker was off and was corrected the next day. A motorcycle near building 14 should put a block under the kick stand as it damages the asphalt. Lastly a light is out in building 8 basement and needs replacement

5. New Business

McGlynn had several options for consideration to discuss. He had three different entrance sign options for review and discussion. Each was different with lighting and material differences. The cost range was between \$4300 and \$7600. Vischer suggested a sign with the brick to match the building and adding the arch with lights. This is one possible capital expense to consider an improvement to the sign. The second option was a security camera system for the clubhouse and pool area. Recent vandalism and a history of vandalism has brought this to everyone's attention. It was asked if these cameras would work at other locations in Kenbrooke. Kaylor said he would like to see cameras near the entrance buildings. It was agreed to get prices on additional cameras at the entrances as well as cameras for the pool area. The pool area camera system price is \$2588. McGlynn said without Wi Fi any remote cameras on buildings would not send a signal to the monitor system proposed for the clubhouse. All present like the camera system but would like to know more about other options elsewhere. It was later confirmed that two cameras and a monitoring system at the entrance would be about \$2500. The last item for consideration was the key fob system for access to the pool. The cost estimate was \$4210 which gave access to the pool with 400 key fobs. You can program each key fob for access or eliminate access with programming changes at the system. This system would be located in the clubhouse and you would need to coordinate changes to key fobs while at the clubhouse. You can also track who uses the pool and when via the key fob system installed at the pool. Questions ensued about cost of replacement key fobs. It was agreed to gather some more information about the key fobs from the installation company and get back with the board. The general agreement was the security cameras were a good idea for many reasons. Since there is an ongoing replacement cost for the current key system, the key fobs may prove cost effective over the long haul and was a likely good investment and security measure. Lastly, the group reviewed the cost to install a cement path along the grass area behind building one. This path is now dirt that owners use to access businesses along W. Michigan. The cost was over \$6,000 to put a cement path behind the homes to eliminate the dirt path. Kaylor suggested a sidewalk behind the homes would severely limit privacy. After consideration the entire board agreed we would not want to encourage foot traffic so close to the rear patio of homes. It was then suggested to garner fence options and estimates for the next meeting. The goal would be to eliminate the foot path behind the homes at building one and improve the overall appeal of Kenbrooke Court.

6. Adjournment

The meeting was adjourned at 7:22pm. The next meeting would be July 13, 2011 at 6p.m. in the clubhouse.