

Kenbrooke Court Condominium Association
Minutes of Meeting, Wednesday, July 13, 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 June 2011. The minutes of the June meeting were unanimously approved.

3. Financial review

McGlynn reviewed the May statements with the board noting monthly income of \$34,535 was just over budget of \$34,524. The monthly expenses of \$27,713 compared favorably to a budget of \$30,346. The year to date income stands at \$208,543 compared to \$208,050 or just ahead of budget. The late fees are the only income variance. The year to date expenses stand at \$191,336 compared to a budget of \$188,724. Building maintenance and landscape labor are the two areas putting the total slightly over budget. Total Reserve expenses were \$20,169 with the \$19,500 for parking lot repairs completed in June but not expensed. The balance sheet showed \$9,257 in checking and \$24,892 in Capital funds. The receivables of \$17,987 continue to be forwarded to attorney Henken after three months of non-payment.

4. Owners Comments

Anthony Tran was present to discuss his concerns with Pit bulls and renters. As this was for his personal renters, he met privately with the board after the meeting concluded.

5. New Business

Management walked the property with a board member to detail trimming and tree needs. A list was created and prioritized. After discussion, management trimmed the typical shrubs along the buildings and left the flowering trees until later in the fall. Many of the trees and larger landscape items noted would need to be budgeted and planned in the capital budget.

As the group discussed the key fobs and cameras at the last meeting, the group agreed to approve a \$10,000 special assessment due within 30 days. The key fobs would cost \$50 each to be replaced after the initial fob is given to an owner. There would be four cameras located on the clubhouse around the pool area. The group also discussed the possibility of Wi Fi on all the buildings. McGlynn had gotten prices from the company installing the cameras and communicated to the board via email. (Approximate cost \$47,000 installation and \$2500 per month). Nothing more was discussed at this time.

Prices were reviewed to put a sidewalk along Kenbrooke Avenue. Options for black aluminum, split rail and metal chain link were discussed. After consideration of cost to install fence along the sidewalk at W. Michigan Avenue, it was suggested to price a shorter fence along Kenbrooke Avenue that would prevent short cuts behind building one.

6. Adjournment

The meeting was adjourned at 7:22pm. The next meeting would be September 21, 2011 at 6p.m. in the clubhouse.