

Kenbrooke Court Condominium Association  
Minutes of Thursday, July 19, 2012

**PRESENT:**

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

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

**1. Call Meeting to order** 6:04pm.

**2. Review and approved minutes of May 2012.** The minutes of the May 2012 meeting were unanimously approved.

**3. Financial review**

McGlynn reviewed the June and year to date 2012 statements with the group. He noted monthly expenses of \$28,761 compared to budget of \$28,767 or slightly under budget. Year to date expenses totaled \$189,263 compared to \$182,173. Variances for the year included water and sewer over \$3,021 and building maintenance \$8,113. Much of these expenses were the early spring exterior maintenance work beginning prior to the normal budgeted months. Savings of over \$8,000 are reflected in administrative and snow removal costs for the year. McGlynn again noted the receivables are growing and attorney Hencken has a large number of owners under foreclosure and or bankruptcy. This is significant this year with a few persons owning several units putting the receivables dollar amount substantially higher than recent years. McGlynn said the board may again wish to consider a special assessment this year to address the shortfall in cash. After discussion, the board decided to continue to wait out the receivables and hope the bank takeovers would begin paying the monthly fees in the next few months. McGlynn noted the asphalt project anticipated for 2012 may need to be deferred if funds continue to be low. McGlynn pointed out the operating cash balance stands at \$2,776 in June and the capital improvement account stands at \$8,709.

**4. Owners Comments**

A letter was sent by the daughter of 3595 with a collection plan in place to make up the outstanding fees over the next year. Carroll recommended the board approve this and Vischer seconded the motion. It was approved.

McGlynn noted he had met with the renter at 3658 and the owner about the previous noise and dog issues. The fine had been paid and the renter is moving the TV sound system to the other wall to minimize noise concerns. Lastly McGlynn said he's developed some dialogue with the renter with hopes of future cooperation if problems arise.

3517 owners requested a fence enclosure and tree removal request at their patio. After the meeting the board inspected the area and approved the patio enclosure. The tree removal was ultimately approved after discussion of possible alternatives did not satisfy the problem.

3653 owners requested a fence enclosure to match those around them. After discussion the board agreed as long as the owner is paying for the new fence and it matches others surrounding it.

## **5. New Business**

The group discussed the painting and refinishing of the pool which will need attention before the opening in 2013. With the current cash position, it was agreed to wait until spring 2013 to repair the pool. McGlynn also mentioned the parking lot replacement is slated for September/October and may need to be deferred until 2013 if collections do not improve quickly. This would be evaluated at the next board meeting in September.

The group discussed the parking lot striping and numbered signs. It was again questioned if the metal signs could be removed and simply painted on the stalls. McGlynn noted the last time this was asked those responding clearly wanted the metal signs to remain up. They felt this improved awareness of those improperly parking and reduced issues. The board asked this topic to be revisited and get feedback again.

## **6. Adjournment**

The meeting was adjourned at 7:26pm. The next meeting will be September 20, 2012 at 6:00pm at the clubhouse.