

**Kenbrooke Association**  
**Board of Directors Meeting January 21, 2016**

Apps called a meeting of the Kenbrooke Board of Directors, held in the Kenbrooke Clubhouse to order at 4:30 p.m. Gary Apps, Ti Elzinga and Sean Fitzpatrick were in attendance. Present from McGynn & Company was Dan McGlynn.

**Approval of Minutes:**

November minutes were reviewed and unanimously approved.

**Financial Review**

The December financials were reviewed. Income was as expected at \$38,993 for December 2015. Expenses for December were \$38,339 compared to a budget of \$37,059. The monthly variance in December that was high was the Interior water damage repairs for a bad plumbing leak causing damage to the floor of a home. Year to date income stands at \$439,872 compared to a budget of \$434,232. Total expenses are approximately \$12,000 over budget for the year. Areas over budget for the year continue in Insurance of about \$6000, and Snow Removal about \$7000 over budget from last winter heavy snow removal costs and maintenance labor. Several areas were well under budget bringing the total year end closer to budget. McGlynn reviewed accounts receivable and noted all accounts are being followed up as needed. The association ended the year with about \$27,000 in the Bank for future year's projects.

**New Business**

The group discussed various capital projects for 2016 including stairwells, sliders, basement doors, asphalt crack fill) and agreed to have priorities and bids for the April meeting. As the annual meeting is in March, the April meeting would be a good time to begin plans for capital projects in 2016.

The water quality was discussed as salt is added to hot and cold water. Apps suggested looking into the cost to eliminate the cold water from softening. This would save on the cost of salt every month which is approximately \$1500 per month. The savings could be substantial if we could cut the salt cost in half. The clubhouse is the only building without soft water.

The group discussed putting LED fixtures on the homes as a cost savings measure. It was agreed to look into an LED fixture cost for future planning. This would be part of the April capital plans.

The snow removal has gone well this season. The costs are far less than past years and quality of service has shown noticeable improvement.

**Unfinished Business**

None.

**Adjournment**

As there was no further business, the meeting adjourned at 5:30pm. The next meeting will be February 18, 2016 at 4:30pm in the clubhouse.

**Respectfully Submitted:**

**Dan McGlynn, Acting Secretary**