

Kenbrooke Association
Board of Directors Meeting February 18, 2016

Apps called a meeting of the Kenbrooke Board of Directors, held in the Kenbrooke Clubhouse to order at 4:38 p.m. Gary Apps, Ti Elzinga, Pat Murphy and Sean Fitzpatrick were in attendance. Present from McGynn & Company was Dan McGlynn.

Approval of Minutes:

January minutes were reviewed and unanimously approved.

Financial Review

The January financials were reviewed. Income was as expected at \$35,840 for January 2016. Expenses for January were \$32,099 compared to a budget of \$34,910. Savings were seen in building maintenance, landscape labor and snow removal. McGlynn reviewed accounts receivable and noted all accounts are being followed up as needed.

New Business

The group discussed the annual meeting to be held March 16 at 6pm. Members up for election are DeBat, Fitzpatrick and Murphy. All were willing to serve again and notice to all owners will go out seeking additional nominations. The packet for owners will go out in early March after candidates has sent in forms for possible new nominees.

The water quality was discussed as salt is added to hot and cold water. One of the capital items being evaluated is the cost to eliminate soft water from the cold water in homes.

Murphy suggested improvements to the clubhouse to improve furniture and amenities that owners may use while at the clubhouse. Apps suggested a clubhouse committee and Murphy volunteered to chair that group. It was agreed to have a clubhouse committee look into improvements and options to continue to make the clubhouse an asset at Kenbrooke.

Unfinished Business

None.

Adjournment

As there was no further business, the meeting adjourned at 5:55pm. The next meeting will be March 16, 2016 at 6:00pm in the clubhouse.

Respectfully Submitted:

Dan McGlynn, Acting Secretary