

Kenbrooke Association
Board of Directors Meeting April 21, 2016

Apps called a meeting of the Kenbrooke Board of Directors, held in the Kenbrooke Clubhouse to order at 4:00 p.m. Gary Apps, Ti Elzinga, Pat Murphy and Sean Fitzpatrick were in attendance. Present from McGynn & Company was Dan McGlynn.

Approval of Minutes:

February meeting minutes were reviewed and unanimously approved.

Financial Review

The March financials were reviewed. Income was as expected at \$35,994 for March 2016. Expenses for March were \$33,596 compared to a budget of \$36,334. Monthly savings were seen in building maintenance and insurance. Year to date income is at \$108,137 compared to a budget of \$109,153. Laundry income is slightly down for the year. Year to date expenses are at \$99,345 compared to a budget of \$109,848 or under by about \$10,000. McGlynn reviewed accounts receivable and noted all accounts are being followed up as needed.

New Business

The annual meeting was recapped as the new board elected were incumbents DeBat, Fitzpatrick and Murphy. The officers were elected and remain the same as the past year, Apps President, Fitzpatrick VP, DeBat treasurer, Murphy Secretary and Elzinga Director.

The group discussed early capital plans and agreed to review priorities, bids and begin a plan at the May meeting. Some activities are underway due to need such as broken sliders and water/plumbing emergency repairs.

The board approved \$500 to the clubhouse committee for upgrades to the clubhouse interior. Pat Murphy chairs that group.

The pool is moving forward towards opening Memorial Weekend. The leak detectors came and found areas of leaking which were not under the concrete and easily fixed. Future water loss should be much less than previous years due to this.

The board approved having maintenance check buildings over time to confirm if there are potential water leaks similar to the recent two found behind the kitchen wall for drains. Faucets and water issues can be checked at the same time.

Dumpsters will again be at Kenbrooke during move out of students in late April and May.

Unfinished Business

None.

Adjournment

As there was no further business, the meeting adjourned at 5:05pm. The next meeting will be May 26, 2016 at 4:00pm in the clubhouse.

Respectfully Submitted:

Dan McGlynn, Acting Secretary