

Kenbrooke Court Condominium Association  
Minutes of Thursday May 15, 2014

**Board Members Present:** Gary Apps, Ti Elzinga, Sean Fitzpatrick, Pat Murphy.  
**Management Company:** Matt Caley, Dan McGlynn  
**Co-Owners:** Mark McKeon

**1. Call to Order:** 6:00PM

**2. Previous Month Minutes:** The minutes from the April 17, 2014 meeting were unanimously approved.

**3. Financial review**

McGlynn gave an overview of the following: Expenses for April are \$36,404 compared to a budget of \$34,718. The single line item putting the total over budget is the gas expense. That is \$3,166 over budget for the month. We need to monitor the gas cost as it's trending high. The year to date expenses for the four months ending April 30 are \$136,399 compared to \$128,700 or over budget by \$7,699. The snow removal expense is \$9,753 over due to the removal of snow piles with heavy equipment and the cost to remove snow and ice from the roofs through the winter. The gas account is \$20,032 compared to a budget of \$13,400. We'll need to continue to monitor gas expense as the year progresses to see if the trend continues high. The accounts receivable total stands at a negative \$17,380 or paid ahead. There are a few owners with outstanding balances listed on a separate page and they are being managed. The overall general cash position is positive for Kenbrooke however the snow removal and gas expense have reduced the cash total.

Capital projects were discussed as the year is progressing. The hot water heater was approved and pricing information for the various other items is being gathered. As there is now one special assessment in 2014, it will be collected in time for payment in July if needed. The asphalt of building 17 is the project designated for the special assessment, though the total cost will be substantially more than the assessment.

**5. Unfinished Business**

The group discussed the old basketball court and possible ramifications for a skate board park. The insurance company discourages its use but will not change the current pricing structure. The board must decide how to proceed to use this space as it has many possible outcomes both positive and negative. (dog run, skateboard park, noise for neighboring co owners, liability for injuries etc.)

**6. New Business**

The pool is on schedule to open Memorial weekend. The group discussed a spring newsletter and suggested to include the following: Pet policy, Fee changes for monthly dues, Recycle areas, Patio pick up for owners, Pool opening dates, and trash removal with dumpsters on site in May.

**7. Adjournment**

The meeting adjourned at 7:18 PM. The next meeting will be June 19, 2014 at 6pm. All future 2014 meetings will be the third Thursday of the month at the clubhouse.