

Kenbrooke Court Condominium Association
Minutes of Thursday June 19, 2014

Board Members Present: Gary Apps, Ti Elzinga, Sean Fitzpatrick, Pat Murphy, Don DeBat

Management Company: Matt Caley, Dan McGlynn

Co-Owners: Mark McKeon, Jeff Carroll

1. Call to Order: 6:00PM

2. Previous Month Minutes: The minutes from the May 15, 2014 meeting were unanimously approved.

3. Laundry Contract Update A representative of Great Lakes Laundry was present to discuss the benefits of buying and owning new laundry machines in lieu of the current rental situation that ends September 30th, 2014 at Kenbrooke. To begin, he stated his company was in the rental business and were Kenbrookes choice four years ago to begin the change of contract. Since then, Great Lakes Laundry has gone to a sales model and feels this is a better benefit for many folks such as Kenbrooke. The board discussed various costs, benefits to pre-paid cards, coin operated and other types of machines on the market. Upon getting final numbers for current sales, Great Lakes will present a full proposal for consideration. The board was interested in following up with this. The current vendor also has a proposal on the table with various options that are also a consideration.

4. Financial review

McGlynn gave an overview of the following: Expenses for May are \$33,264 compared to a budget of \$33,156 or right at budget. The single line item continuing to trend over budget is the gas expense. That is \$731 over budget for the month. We need to monitor the gas cost as it's trending high every month. The year to date expenses for the five months ending May 31, are \$169,663 compared to \$161,856 or over budget by \$7,807. 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 \$7,364 over budget in five months. This will continue to be monitored. With these two accounts \$17,000 over budget the remaining accounts are well under helping to offset the variance. The accounts receivable total stands at a negative \$15,626 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 installed and the asphalt price from J.Allen was \$31,889 for building 17. Additional prices are being sought and the job would begin after approval in the fall. The one special assessment in 2014 will be collected in July.

5. Unfinished Business

6. New Business

The pool opened schedule to open Memorial weekend. The spring newsletter included this and 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.

Apps suggested buying additional trees to be planted around Kenbrooke at a price likely under \$200. After discussion, the group agreed to allow Apps to purchase the trees.

Elzinga discussed the sliders and suggested a possible different approach. She encouraged an evaluation of all sliders, and looking at a group discount if done in unison. She also asked about the cost of repair vs. replacement for consideration. All of this would be discussed at the next meeting.

7. Adjournment

The meeting adjourned at 7:29 PM. The next meeting will be July 17, 2014 at 6pm. All future 2014 meetings will be the third Thursday of the month at the clubhouse.