

**Kenbrooke Court Condominium Association:  
Minutes of Thursday, April 23, 2015**

**Board Members Present:** Sean Fitzpatrick, Gary Apps, Ti Elzinga, Patricia Murphy  
**Management Company:** Matt Caley, Dan McGlynn

**Co-Owners:**

**1. Call to Order:** 4:11PM

**2. Previous Month Minutes:** The minutes from the March 2015 meeting were unanimously approved as written.

**3. Financial review**

McGlynn gave an overview of the February and March 2015 financials. Expenses for February were high due to excess snow removal costs. In addition to moving snow with the front end loader, the added cost of ice removal from building roof top ice was substantial. A brief discussion ensued about the advantages of ventilation to allow heat to escape. A water heater was replaced in February and an electrical fire in building six have been the unplanned capital expenses so far this year. March expenses were under budget by about \$2,000, putting the year to date expenses at \$110,031 vs. \$100,857 budget. The primary variable was the February snow removal and ice removal from buildings expenses. Other capital expenses were basement door installation and sliders so far this year. Total capital dollars spent are \$14,790 through May.

**4. New Business**

The group reviewed a list of possible capital improvements and estimated costs as prepared by management. The projects included all likely capital needs and estimated costs including, roofs, doors, stairwell concrete, sliders, water heater, pool cover, pool paint, ventilate building attics, door locks, laundry room doors, mailboxes and stairwell drains. After review of cash flow and priorities the board approved \$13,900 in: \$1000 Threshold door repairs, \$1000 replace basement door keys and locks on all buildings, \$8400 in stairwell cement repairs, \$3500 painting pool. It was agreed to look at dollars and priorities in mid-summer to evaluate the remaining dollars and priorities.

**5. Other Business**

There was no further business.

**6. Adjournment**

The meeting adjourned at 5:02 PM. The next meeting will be May 22, 2015 at 5pm.