

**MINUTES
KIRKLAND CENTRAL OWNERS ASSOCIATION BOARD MEETING**

Date and Time:

Pursuant to Article 3 Section 3.7 of the Kirkland Central Association, a regular meeting of the Board was held on 14 January 2008 at 5:00pm at Kirkland Central lobby, 211 Kirkland Avenue, Kirkland, WA 98033.

Officers:

Vice President, Stan Hill, opened the meeting at 5:08 pm. The Co-Secretary, Alan Aho, was present to record the meeting.

Quorum:

The following Board Members were present:

Marna Hanneman - Absent
Stan Hill – Vice President
Bob Dodson – Absent
Melissa Lising – Co-Secretary
Andrew Person – Absent
Sally Barkley – Facility Manager
Ritchie Tryon – Member-At-Large

Jean Norberg - **Suhrco Residential Properties, LLC**

Homeowners' Forum:

Jim Chambers, Consultant can broker a contract to have Verizon's fiber network FiOS network dropped to every unit for \$110.00 per unit paid to the HOA. Depending on contract and final say of the board, this can move forward. FiOS is a next generation fibre optic network able to deliver television, phone, and extremely high speed internet content to homes and offices. The FiOS service opens up additional choice for digital delivery content.

Call to Order:

There being no other matters to discuss, the Homeowners' Forum was adjourned and regular meeting was called to order at 5:48pm.

President's Report:

- Downtown projects moving forward as planned. More information visit city of Kirkland's website (<http://www.ci.kirkland.wa.us/depart/Planning.htm>)
- Annual meeting to be held second Monday 10 March 7:00pm. This to include partial new board election.

Secretary's Report:

- December 2007 meeting minutes sent out in email to be approved and to be distributed to the residents.

Treasure's Report:

Alan Aho delivered the reported at the end of December 2007:

Operating Funds:	\$ 3,615.97
Reserve Funds - Common (58.3%):	\$ 71,364.96
Reserve Funds - Residential (58.3%):	\$ 58,020.54
Outstanding Financial Commitments	\$ 32,131.11
Outstanding Financial Commitments (Delinquencies)	\$ 14,456.76

Alan motioned to approve the Treasure Report for December 2007. Was seconded by Melissa and unanimously approved.

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Facility Manager's Report:

- 4 move in and 4 move outs from 05 December to date. 5 units for sale (203, 219, 310, 312, 323)
- Someone intentionally broke the door handle to P2 garage and cost was \$385.45 to be replaced. Front door not working correctly and had to be adjusted
- Signage to be made for the doors at P2 to distinguish Private Condominium entrance and Commercial entrance.
- Steve Ulrich from Continental will be getting back with Sally regarding the cracks in the parking garage.

Property Manager's Report:

- Bids placed for Reserve Study and bid request for 2007 audit
- Contact ISTA for 'bill only' contract will reduce fee from \$4.500 per unit to \$3.00 per unit. Warranty for digital meters expires in March 2008 Can add maintenance for \$0.50 per unit per quarter for service.
- Building Taxes due March 15th. Extension can be made out if need be.
- Follow up with Jim Chambers, ViOS Consultant/Broker by 15 February 2008 for contract.

Old Business:

- Bike Racks. Explore options to have bicycle racks installed in front of units parking space. Like any new 'Construction' must be brought in front of the board for approval.

New Business:

- Setup Sally for CAI membership for \$120 per year. Does not require a formal vote.
- Paint parking garage poles a bright visible yellow. *Ritchie motioned to paint the parking garage poles and motion was seconded by Stan and unanimously approved*
- Explore options to have lights in certain storage units in the parking garage.

Adjourn:

There being no other new business, a motion was made, seconded and unanimously passed approved to adjourn the meeting at 6:31pm.

ALAN C. AHO, Co-Secretary
Date: 20 January 2008

MARNA HANNEMAN, President
Date: 20 January 2008
