

**MINUTES OF FIRST BOARD MEETING
OF
KIRKLAND CENTRAL OWNERS ASSOCIATION**

On August 29th, 2006, as agreed upon by the elected Board members, the first Kirkland Central HOA Board meeting was held at Unit 228 at Kirkland Central for the purpose of electing its officers and to put forth several policy resolutions for consideration. All the board members were present along with Leah Handewith, Community Association Manager, who presided over the meeting. The meeting was called to order at 6 pm.

Present at the meeting were:

Board Members: Ritchie Tryon
 Stan Hill
 Joan Hensley
 Marna Hanneman
 Melissa Lising
 Larry Hoyt
 Andrew Pearson

The CWD Group: Leah Handewith

First order of business was to elect the officers. They are as follows:

President – Marna Hanneman
Vice-President – Stan Hill
Secretary / Treasurer – Melissa Lising
Members at Large – Ritchie Tryon, Joan Hensley, Larry Hoyt, Andrew Pearson

It was noted to include Sally Barkley, Building Manager, in all future board meetings.

Concerns about the courtyard issues were raised. These centered around the removal of the furniture due to liability issues arising from: (1) the step being too high and not ADA compliant; and (2) the pavers are not level enough for the furniture to be stable. All the board members agreed that the developer is responsible for correcting the situation. Stan Hill will head the charge on this matter.

The HOA retains the services of a lawyer, John Coe (?), to handle collections. It was recommended that the HOA retain the services of another lawyer for any other legal matters. Leah Handewith recommended Jim Strickard (?).

Building warranties were also raised. It was recommended that an independent building inspector be hired to prepare a report of punch list items for the developer to complete prior to the end of the warranty period. Ritchie Tryon will be in charge of this matter.

Safety issues regarding (1) doors being propped open and (2) people and / or cars tagging onto others ahead of them in order to gain access into the building. Each person or car

should buzz themselves in. It was recommended that signs be posted in all entrances / doors saying "Do not let anyone in unless you know them."

Copies of several policies for review were passed around. These will be action items for the next board meeting. Leah Handewith also recommended that the board consider a key policy. Sally Barkley has a place to store extra keys to the unit that is located behind 2 locked doors. These will be used for emergencies such as water issues.

Subsequent board meetings were pre-set for every 3rd Tuesday of the month at 5:30 pm. Leah Handewith will check on the availability of the Kirkland Library's community room for our meetings. Leah Handewith will also send the board members a copy of the manager's report the Friday before along with budgets, financial reports and other pertinent documents.

Meeting was adjourned at 7:22 pm.