

**Kimball Lofts HOA
Board Meeting Minutes
February 17, 2014**

Members Present: Redd, Sullivan, Gardner, Hecker and Brown

Members Absent: none

The Kimball Lofts HOA Board meeting was called to order at 7:40 p.m. at the Hecker home.

The January 19 special meeting minutes were approved.

The amended bylaws were recommended for approval by the Association Ownership. Hecker will create a ballot and distribute to all owners for approval by the March Board meeting. 19 unit owners must turn in ballots for a quorum or the ballot process will continue until 19 units are represented.

Treasurer's Report

Gardner indicated there was no report to give since the PJ Morgan group is still attempting to gather relevant information from the developer, Jim Posey, to create an accurate financial report.

The Board approved payment for repair of one of the treadmills in the fitness center. A new belt would cost \$156.80 after shipping and another \$90 plus tax for labor and service.

Transition Update

Sonja Taylor of the PJ Morgan group was unable to attend but emailed her update to the Board for review. Taylor indicated in her correspondence it has been difficult to gather any information from the developer, and imperative items such as the tax ID number (to open a bank account), dues ledger and vendor/service information is needed immediately. Jeff Palzer, the HOA attorney, has emailed the developer's attorney indicating the immediate need for the developer to comply with the management group's request for information in order for the transition to be completed.

Taylor is in contact with the insurance agent representing the Kimball Lofts Building to discuss the current status and future coverage needs for the building. She will report her findings at the next Board meeting.

Old Business

Billing reconciliation has occurred with Waste Management for the removal of the outdoor dumpster. Dave Sullivan will draft a letter to Steven Hopper at Shamrock Development requesting reimbursement for not only the drop off/pick up fees of the

dumpster, but the monthly fee for normal trash removal and inconvenience expenses. It was understood Shamrock would pay for the nine months of trash removal due to the inconvenience Kimball residents incurred having the alley torn up which was the entry for Waste Management into the building for trash removal.

New Business

The Board discussed, and will look into, the following items:

- parking space ownership vs. right to use (current status)
- move in/welcome packet information for new owners/renter
- maximum amount of units allowed to lease and keep Fannie Mae accreditation
- date/process to wipe all codes from front door call box, parking lot gate and entry door

With no further business to discuss, the meeting was adjourned at 8:45 p.m. The next meeting will be held on March 10 at 7:30 p.m. at the Sullivan home.

Respectfully submitted,
Melanie Hecker
KLCA Secretary