

**Kimball Lofts HOA  
Board Meeting Minutes  
March 4, 2014**

Members Present: Redd, Sullivan, Gardner, Brown and Taylor (PJ Morgan rep)  
Members Absent: Hecker  
Guests: Coburn

The Kimball Lofts HOA Board meeting was called to order at 7:30 p.m. at the Sullivan home. Kristin Brown recorded the minutes in Hecker's absence.

The February 17 meeting minutes were approved.

**Treasurer's Report (Gardner)**

Taylor reported she is working on an annual budget to submit to the Board for review. She is also working on a cash-flow ledger which will track paid/unpaid dues. A copy will be forwarded in one month.

**Transition Update**

Billy Coburn, owner of #406 and selling agent for Kimball Lofts developer, provided information on transition items the Board had earlier concerns with. Coburn spoke with a Senior Vice President of First Westroads Bank, who holds the title to the building, about the transfer of deed and any outstanding mortgage. He indicated once the final developer's unit of the building (502) closed, no additional liens would be outstanding and the deed of trust would be released.

Taylor reported, per the developer, all ACH pulls for dues into the previous HOA account had been stopped.

**Old Business**

*Roof/AC units* - Taylor has made appointments with a roof vendor and an HVAC vendor to review the work done on the roof and to the AC units in 2013 to determine if the work the insurance company paid for to be done actually was. Taylor contacted A1 United to request scope of work information, invoicing and warranty documents to support insurance claim work done in 2013. Initially, A1 United was not willing to provide the information without an attorney's request. Taylor will continue to work on this matter.

*Trash reimbursement* - Sullivan indicated a letter to Shamrock for reimbursement of dumpster fees and monthly trash fees while the alley was not accessible had not been sent yet.

*HOA dues* - Coburn confirmed square footage amounts used to determine the amount of dues owed for each unit came from architect measurements and suggested not using the county assessor website numbers. The Board will review.

*Parking spaces* - To deed ownership for parking spaces would be too costly, so the current right to use format will continue. The Board discussed numbering the parking stalls with unit numbers (both inside and outside). It was reported parking spaces can be rented in the 1501 Jackson Building for \$120/mo.

*Allowable leased unit numbers* - In order to maintain Fannie Mae accreditation, only two units will be able to be leased/rented at one time. Currently #306 is under lease and #401 is to be leased in the near future. The HOA Board and the PJ Morgan representative must be informed of an owner's intent to lease/rent their unit and certain information regarding the renter must be provided.

### **New Business**

The Board discussed, and will continue review of the following items:

- using Ken Hagedorn via Sudbeck Homes as the building manager and having all maintenance wants/needs be directed to Sonja Taylor at PJ Morgan first
- welcome packets for new owners
- removal of developer's furniture/construction items from storage areas
- removal of auto lift in garage on Kimball side
- repair of south stairwell door latch and adjusting security camera in the area

With no further business to discuss, the meeting was adjourned at 9:30 p.m. The next meeting will be held on April 21 at 7:30 p.m. at the K. Brown home.

Respectfully submitted,  
Melanie Hecker  
KLCA Secretary