

**Kimball Lofts HOA
Board Meeting Minutes
May 19, 2014**

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

The Kimball Lofts HOA Board meeting was called to order at 6:05 p.m. at the Gardner home.

The March 18 special meeting minutes were approved.

Treasurer's Report

The Board reviewed the current cash flow report. One owner's dues had not been paid in April or May. Taylor will follow up as that owner's unit sale is pending.

The current financial report was reviewed. After monthly expenses were paid, there is a cash flow balance of \$735.86. Year to date shows a balance of \$5637.44 which is good. The Board approved the financial report.

The Board approved to pay an invoice of \$571.35 from Performance Engineering. This vendor reviewed the structural work done to the north stairwell of the Kimball garage. The stairwell design was amended per a purchase agreement item with the developer and unit owner who parks in the northern-most tandem stall and was having difficulty parking an SUV in the space. The structural work was done after the HOA was transitioned from the developer. The developer did not communicate to the HOA the work was going to be done and the Board was concerned about the quality of work to the stairwell. The report indicated the work was fair, at best, and included suggested improvements to the stairwell. The Board will review the suggested repairs and discuss cost responsibility.

Property Management

Taylor reported she received a phone call from Jim Posey indicating he had received the 2013 tax return for Kimball Lofts. He also communicated he discovered Kimball Lofts actually did have it's own tax id number--something he did not indicated during the transition as the tax id provided on an earlier tax return was for the Kimball Lofts, LLC "DBA" Kimball Lofts. At that time, Taylor researched the tax id number with the government who indicated they could find no record of a tax id number for the Kimball Lofts Condominium Association and, therefore, indicated a new tax id number would need to be applied for. This was done and now Posey is indicating he has no authority to sign the 2013 tax return. Taylor will follow up and consult the Association attorney for guidance.

Maintenance/Other Services

Taylor reported Waste Management should deliver two recycling bins (yellow lids) on Wednesday. The bins will be placed outside the trash room next to the alley exit door. Owners are reminded only plastic, paper, aluminum and broken-down cardboard are recyclable. No glass or stained pizza boxes are allowed.

The Board determined as part of Ken's maintenance duties, mowing the dog park will be added as well as maintaining the trees and providing mulch. Hecker will obtain a push mower for the Association. The trees need to be trimmed and Hecker will provide Taylor with the name of a professional service that serviced the neighborhood she previously lived in.

Voting Rights

The Board discussed options to present to ownership with respect to voting rights. Presenting a ballot with the choices of--(1) keeping the voting rights as stands, "one unit, one vote" and (2) voting rights would be determined by percentage of ownership--were favored by the Board. An owner's meeting would be necessary to vote on this issue.

Smoking

After discussion options of having a completely smoke free building or smoking allowed in designated areas, the Board will present to ownership a policy indicating smoking is only allowed outside on the sidewalk, on the community rooftop deck structure (not on the roof path or directly on the roof) and the open air rooftop deck associated with unit 501. The Board will work with the Association attorney on appropriate language as well as acceptable recourse if the policy is violated.

New Business

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

- renting new owner of #206 space in the Graham garage for his motorcycle; he has one allotted outdoor space in the parking lot and requested space for his motorcycle; Taylor will speak with another owner with a motorcycle about space next to his
- Taylor will be contacting all owners for keycard numbers and front door codes as the system will be completely wiped clean and new front door codes entered. The codes will be created by owners. Original keycard numbers will be entered again.
- Gardner will create a welcome packet for new owners
- removal of auto lift in Kimball garage
- removal of developer's construction items from storage and/or other areas in the building

With no further business to discuss, the meeting was adjourned at 7:50 p.m. The next board meeting will be held on June 16 at 6:00 p.m. at the Redd home.

Respectfully submitted,
Melanie Hecker
KLCA Secretary