

**Kimball Lofts HOA
Board Meeting Minutes
June 16, 2014**

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

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

The May 19 meeting minutes were approved.

Gardner read a draft of a welcome letter being worked on to give to new owners. Suggestions were made and Gardner will continue to develop the materials. Gardner then dismissed herself from the meeting.

Taylor reported she had given notice at the PJ Morgan group. Her last day would be July 3. A replacement had not yet been named.

Treasurer's Report

The Board reviewed the current cash flow report. One unit's dues were delinquent. Taylor will contact the owner. Hecker will research reasonable but appropriate interest to charge, going forward, as it is not stated clearly in the bylaws.

The current financial report was reviewed. After monthly expenses were paid, there is a cash flow balance of \$7742.30. The Board approved the financial report.

Property Management

Security

Taylor reported all codes had been wiped and new ones entered. A special code number was given to the postman, and another code given to other mail services (FedEx, USPS). Ken, the plant service and the cleaners have their own codes as well. The garage doors will have the time the door is open reduced from 16 seconds to 9 seconds. Additional cameras will be discussed at a later time in order to first monitor progress with having codes and door timing adjusted.

Taylor will work with Ken to have copies made of keys to any store room or utility room doors and a set given to Taylor and to a Board member. Hecker volunteered to keep the keys. If it is necessary to change the locks, the Board discussed quitting the plant service to pay for the expense. Further discussion will occur.

Maintenance/Other Services

Taylor will send Sudbeck Homes a request to have construction and other items removed from various storage areas in the building by July 11. Taylor will continue to follow up with the window washing vendor to schedule service. Recycle Pal will be contacted to see if they are interested in servicing the building again.

Taylor received a bid from SOS Heating and Air for \$2695 to install a new compressor for the main lobby air conditioning unit. Taylor will ask Ken to install protective box covers on all thermostats so consistent temperatures can be maintained.

Taylor reported Tilmer's Treecare provided an estimate of \$600 to trim all the trees around Kimball. The Board approved this expense and service will be scheduled.

New Business

Although it was determined at the May meeting the Board would present a policy to owners indicating the building would have designated smoking areas, President Redd indicated she would like to receive feedback from owners first. Options would be having a completely smoke-free building or smoking allowed in designated smoking areas such as the rooftop community deck and the open air deck associated with unit 501.

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

- allowing personal items to be displayed or stored in common areas not designated as storage areas
- long-term outdoor parking should leased lot owner sell

Dave Sullivan submitted his resignation as Vice President of the Board due to professional commitments and a new business venture. He indicated Michelle Sullivan was interested in serving. In accordance with Article 5.5 of the bylaws, the Board approved Michelle's appointment to the Board to serve Dave's unexpired term.

With no further business to discuss, the meeting was adjourned at 8:00 p.m. The next board meeting will be held on July 21 at 6:00 p.m. at the Hecker home.

Respectfully submitted,
Melanie Hecker
KLCA Secretary