

**Kimball Lofts HOA  
Board Meeting Minutes  
July 21, 2014**

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

Guests: Ryan Ellis, PJ Morgan Real Estate

The Kimball Lofts HOA Board meeting was called to order at 6:30 p.m. at the Hecker home.

The June 16 meeting minutes were approved.

Scott Hedrick was introduced as the Kimball Lofts new property manager representative.

Gardner passed out a second draft of a welcome letter from the HOA to new owners. She will continue to edit and create a final draft.

**Treasurer's Report**

The Board reviewed the current cash flow report. The Board discussed implementing a 12% interest rate fee on delinquent dues. The bylaws indicated an interest rate would be assessed but did not specify the amount. This seems to be an industry standard amount to charge.

Hedrick reported the new dues amounts were not collected from owner's accounts on July 1 due to an accounting department error. August 1 dues will be collected at the new amounts and he will inform owners the additional amount from July will be collected as well.

The current financial report was reviewed. After monthly expenses were paid, there is a cash flow balance of \$7432.30. The Board approved the financial report.

**Property Management**

Hedrick reported he is working with Ken to facilitate the removal of construction items and supplies from the building which are not needed. There is an August 11 deadline to clean out various areas of the building.

**Maintenance/Other Services**

Gardner reported all 3rd floor lighting has now been replaced with LED bulbs. If a light is out, please contact Mike Gardner for replacement.

RecyclePal would like to begin service again but with one change: small bins or bags would be provided to each unit and once a week recyclable items would be placed outside each unit's door for removal. This would provide the opportunity for RecyclePal to educate specific units on the correct items to be recycled should they find non-recyclable items in a certain bag(s). This was one issue RecyclePal had when all

recyclables were put into common bins in the trash room. The Board will continue to discuss.

Hedrick will contact vendors for bids on trash service and plant maintenance. He will also contact a vendor to look at the north Kimball decks and the pigeon issues and recommend a solution. The current spikes are not keeping the pigeons away.

### **New Business**

President Redd will email owners for feedback on the following:

- non-smoking/smoking options for building
- personal items in common areas of each floor (excluding door mats)
- leased parking lot information

With no further business to discuss, the meeting was adjourned at 7:40 p.m. The next board meeting will be held on August 18 at 6:00 p.m. at the Sullivan home.

Respectfully submitted,  
Melanie Hecker  
KLCA Secretary