

**Kimball Lofts HOA
Board Meeting Minutes
August 18, 2014**

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

Members Absent: Brown

The Kimball Lofts HOA Board meeting was called to order at 6:10 p.m. at the Sullivan home.

The July 21 meeting minutes were approved.

Treasurer's Report

The Board reviewed the current cash flow report. Hedrick will send a reminder email to owners who have not yet submitted special assessment monies.

The current financial report was reviewed. After monthly expenses were paid, there is a cash flow balance of \$2129.34. The Board approved the financial report.

Property Management

Hedrick reported he continues to work with Ken regarding the removal of construction items and supplies from the building which are not needed. Items from one room in the basement storage area has been cleaned out and can be utilized for other purposes. He will also look into a different option for a walkway on the rooftop deck as the cement tiles are cracking and could cause tears in the roof membrane.

The HOA is currently waiting for a bid from MetroDisposal to review as a potential trash removal vendor. The Plant House submitted a bid for plant maintenance on the main floor and the HOA is waiting for Branching Out to submit a new bid. Hedrick is waiting for information on potential pigeon control.

New Business

It was the Board's decision to hold the Annual Meeting in January. The 2015 budget would be presented for owner approval. A specific date will be discussed at the next meeting and owners will be informed accordingly.

With no further business to discuss, the meeting was adjourned at 7:00 p.m. The next board meeting is scheduled to be held on September 15 at 6:30 p.m. at the Brown home. The location may change due to the Brown's new baby.

Respectfully submitted,
Melanie Hecker
KLCA Secretary