

MINUTES OF SPECIAL MEETING OF
GAYLE CONDOMINIUM ASSOCIATION

A meeting of the Gayle Condominium Association was called to order by Paul Chemnick at 8 p.m. on Tuesday, January 16, 1979, at the residence of Gordon Culliton, 516 East Thomas, Suite 102, Seattle, Washington. A quorum was present including Paul Chemnick, Gordon Culliton, Lee Hazard, Nick Ballard, Jim Kressbach and Rosemary Bauer.

A document entitled Second Addendum to Declaration of Condominium Ownership for the Gayle Condominium was presented to the Association members, reviewed and discussed. It was unanimously approved, will be executed by the Association members, returned to Mr. Chemnick and duly recorded.

A plan was submitted by Nick Ballard to construct storage lockers in the basement. The estimated cost based on materials at 10% and labor at \$10.00 per hour is \$1,748.70. The Association approved the plan and agreed to advance Mr. Ballard the costs of materials. The balance due will be in the form of deferred maintenance fees for a period of approximately 17 months. It is understood that the bid is merely an estimate and that Mr. Ballard will be compensated based upon the actual cost in this manner.

In addition, Mr. Ballard agreed to undertake responsibility for installing light fixtures in the front of the building. The original building fixtures have been located and Mr. Ballard will be compensated at the rate of \$10 per hour for labor plus the costs of any additional materials.

A plan for developing a deck and roof garden was presented by Jim Kressbach. A copy of the plan will be posted by the mailboxes together with a sheet of paper for resident comments. The plan will involve placing a new hot roof, a new downspout, constructing a stairway and deck railing. The total cost is estimated to range from \$5,000 to \$6500. It was the decision of the Association to endorse this project but to withhold final commitment until an acceptable plan for financing is approved.

The treasurer, Lee Hazard, reported that there was \$921 in the Association savings account, including checks received in January. A portion of that sum is in the form of prepaid maintenance fees required by certain of the financing institutions at the time of closing. Following

discussion, it was agreed that all association members should be treated equally in this regard. Either all members should have a reserve maintenance fee fund or none of the members should be required to do so. There is nothing in the Declaration or Bylaws which requires prepaid maintenance fees. It was unanimously agreed that the treasurer will furnish each owner with an accounting showing his or her credit for prepaid maintenance fees. Those with credits shall be entitled to forego payment of fees until such time as the credit has been eliminated. If this poses a financial problem to the Association, a special assessment will be levied applying to all owners based on their respective percentages of undivided interests as provided in the Declaration and Bylaws.

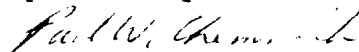
An out-of-order sign will be placed above the washer and dryer for ready use in the event of any future breakdowns. Any losses should be reported to Gordon Culliton as they will be reimbursed by the company maintaining the equipment.

Jim Kressbach presented his plans for completion of the remodeling of his unit, including construction of the loft. The plans were approved unanimously by the members of the association and the general principle of individual unit improvements without damage, risk or liability to the other residents was again endorsed. Mr. Kressbach agreed to hold each and every other owner harmless from any and all damage, risk or liability to them or their property arising out of his proposed construction.

The Association owes a debt of gratitude to Nick Ballard and to Jim Kressbach for their respective efforts in preparing and submitting plans for the general improvement of the premises.

There being no further business to come before the meeting, the same was adjourned.

Respectfully submitted,



Paul W. Chemnick