

Citizens Advisory Council Meeting
March 18, 2008
Jan Kirkwood Talking Points

A. Identification of Speaker

1. Laurelon owner since 1986, family owned unit since 1979
2. Grew up in Laurelhurst (1960-1979)
3. Laurelon resident approx. 1982-1985
4. Served on Laurelon Board in late 1990s; President of Laurelon Board approx. 1999-2000; Consultant to Laurelon Board approx. 2000 to present

B. Description of Laurelon Property

1. 6.7 acres on low lying property due west of hospital campus, bordering Sand Point Way, 20 buildings built in 1949 of wood frame construction
2. Few if any infrastructure upgrades done prior to sale as condominiums in 1979
3. Operated by professional management company handling ministerial matters and 15-20 (out of 132 owners) volunteers serving as board of directors, committee members, or consultants

C. Laurelon at The Crossroads

1. Cost of Operating and Maintaining Laurelon
 - (a) Operating costs are expected to increase 10% annually and double in seven years
 - (b) Reserve contribution under funded every year and expected to increase at least 5% on top of the 10% predicted for operating increase
2. Infrastructure Issues
 - (a) Sewer study revealed that sewers failing following catastrophic failure of sewer in courtyard of Building 9 in 2000; each sewer project expected to cost \$75,000-\$100,000 and we have done approx. 4/20 buildings
 - (b) Galvanized pipes are occluded and in the process of being replaced by the association
 - (c) Electrical upgrades from original nob and tube, fuses

- (d) No fire suppression system other than battery operated smoke detectors individually installed
 - (e) Washer/dryers and storage accessed via exterior basement stairs
 - (f) Central heating for all 20 buildings provided by industrial boiler and smaller back up unit in Building 10 with little ability to control heat in individual units
 - (g) Several acres of landscaped area including lawn, trees, and territorial gardens with incomplete irrigation system.
3. Demographics of Owners
- (a) All age groups and family situations
 - (b) Seven long-time super seniors remain whereas 10 years ago there were twice that number
 - (c) Ability to pay/willingness to pay
4. Sale to Children's Hospital
- (a) Has been the subject of discussion among some long-time owners for years
 - (b) Laurelon's unique location and low lying elevation make it extremely attractive as potential hospital property
 - (c) Laurelon Board weighed the options and agreed that a reasonable option was to approach the hospital regarding a possible sale
 - Achieve the greatest good for the greatest number of Laurelon owners
 - Protect the interests of our long-term seniors
 - Treat everyone the same
 - (d) After driving a hard bargain, Laurelon negotiated the framework for a potential sale to the hospital embraced by more than 80% of the owners
 - (e) Opportunity to meet the concerns of all stakeholders: Laurelon owners, neighbors concerned about height and bulk, and the hospital