

Renton Ridge Homeowners Association

Meeting Minutes
December 4, 2013

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on December 4, 2013 in Renton, Washington by Mark Denton, Board President.

Board Members Present

Mark Denton, President

Rick Hernandez, Secretary

Betty Park, Vice President

Lin Buchanan, Member

Valerie A. Dreas, Treasurer

Chris Jensen, Member

Homeowners Present: 8 homeowners were present. Attendance was not taken. Also present was Angelo Nelson from CDC Management.

Approval of Minutes

The minutes of the previous meeting were unanimously approved as distributed.

Presentation of Budget/Treasurer's Report

Valerie stated that due to the timing of the meeting financials for November were not available as yet.

The HOA budget for 2014 that was approved by the Board was presented to the Homeowners. The budget outlined that **no dues increase** would occur for 2014.

Further, the budget included approximately \$55,000 of projects to be completed during 2014. The projects are replacing the mailboxes, retaining wall behind G building, drainage issues for C & D buildings, tree removal for siding project, repair of the sprinkler system, and new fire system piping under E & F building.

Questions and comments were taken from the floor.

Open Issues

The HOA punch list was reviewed.

Board Issues

1. Reprint of HOA Rules and Regulations. Valerie is assigned to getting a printout for copying and sent out to all homeowners. Not done yet.
2. Get master keys from all past Board Members. Mark is assigned to get this accomplished.
3. New parking signs for space #117 as well as new inserts for HOA sign boards with the right day and time for Board meetings. Mark is assigned this. These are on order and have not come yet.

Complex Maintenance

1. Fire alarm system – broken pump. Mark is negotiating new contract and the replacement of piping and pump for E & F building. There is a temporary pump in place. The pipe replacement is one of the budgeted maintenance items for 2014.
2. Sprinkler system – Bluegrass has notified of several places where the sprinklers are broken or not turned correctly. This project is on hold until spring and the whole system will be reviewed for issues. Angelo is instructed to get with Bluegrass when the time comes.
3. Bird deterrents for L building. The Board instructed Suhrco to contact Bird Busters to put the deterrents up so the birds can't build nests in the trees. Angelo is to check to see if that job was ever done.
4. Drainage for C&D. This project is out to bid to Jim Bauer and we should have bids back shortly. This work is slated to be done early 2014 and is in the budget for repair work.
5. Tree removal. There are several trees that will need to be cut down and removed from around the buildings to make way for the new siding. This has been included in the 2014 budget and will occur shortly before the siding project begins in June 2014.
6. Lights out at F bldg. covered parking and basketball court. This issue has been resolved.
7. Breezeways need to be cleaned on each of the building's first floors. This has been done.
8. Smith Fire – fire extinguisher inspection. This has been completed.

Jim Bauer Assignments

1. Replace weather stripping on door for D104. Check with Jim to see if done.

Siding Project

1. The siding project has been completed for C&D buildings and all remaining contingency items have been completed. The Board is discussing which buildings will be done for 2014; however, it has been decided due to budget concerns that two of the smaller buildings – either H and K or G and J would be done this summer. These two buildings would only cost about \$200,000 to do which would keep us on schedule to do two buildings per year and give us plenty of cash reserves for summer 2015 to tackle E and F – the two largest buildings on the complex. Estimates for these two buildings is at the \$400,000 mark, but this will give us enough cash reserve in case any hidden issues are encountered when the buildings are opened up.

New Business

Mark Denton, President, asked that the following items be added to the punch list.

1. Mailbox replacement – Mark explained the issues regarding replacing the mailboxes and the decision regarding moving the mailboxes to a place next to the car wash station at B building. The Board has already voted against this idea due to prohibitive costs. The plan is to replace the existing mailboxes with post office approved ones in the near future.
2. Pool Furniture – Question from the floor about getting the pool furniture moved from the pool area was brought up. Mark stated that the Divas would be informed to move the furniture.
3. Fire system alarm – a problem with the alarm box in building A generated discussion about posting phone numbers to call when the alarms go off and the difference between an alarm that signals a fire and the alarm that sounds a problem with the system. The Board has agreed to put a notice at the alarm boxes regarding what to do if an alarm sounds.
4. CAU insurance – Angelo informed the Board that CAU would no longer cover earthquake insurance and we would have to obtain a different company for that. Angelo will obtain information for the Board to consider.
5. Resale Certificates – Angelo stated that he completed two new ones but had some questions that he was unable to answer. Valerie filled in the blanks.

6. Move the garbage can – Lin mentioned that the garbage cans that were by the basketball court had been moved down to the picnic area, and asked that they be moved back by the Basketball hoop. People were leaving garbage lying around.

7. Satellite Dishes for C&D building – there was some confusion regarding responsibility for the connection for Dish Network and other services other than Comcast. The individual homeowners are responsible for calling their service company and getting the wires and hook ups re-established after the siding project is done. The contractor cannot legally do this.

Adjournment

Meeting was adjourned at 8:00 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on January 15, 2014, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board