

Renton Ridge Homeowners Association

Meeting Minutes
January 15, 2014

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:30 PM on January 15, 2014 in Renton, Washington by Mark Denton, Board President.

Board Members Present

Mark Denton, President

Valerie A. Dreas, Treasurer

Lin Buchanan, Member

Chris Jensen, Member

Betty Park, was absent due to illness.

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

Approval of Minutes

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

Presentation of Budget/Treasurer's Report

The treasurer received the balance sheet from CDC for the end of November 2013. The December ones were not available as yet. Balance for all operating cash is \$117,149.06 (This includes the siding reserve account which is now an operating account to pay the bills faster.) There is \$216,974.68 in the main reserve account.

The treasurer asked CDC how long it takes to produce the financial documents for the meeting. Based on the response, the Board voted and approved that the HOA meetings would be moved to the 4th Wednesday of the month starting in February 2014.

The treasurer will also be attending "Financial 101" at CDC to show CDC's accounting system. (That has been scheduled for January 27, 2014.)

Angelo also reported that all bank accounts have been set up on behalf of the HOA as directed earlier by the Board.

Questions and comments were taken from the floor.

Open Issues

The HOA punch list was reviewed. The President asked the Secretary to please number the items on the list for easier reference and make the font bigger.

Board Issues

1. Reprint of HOA Rules and Regulations. Valerie presented the printed copy for Lin to print. However, due to the noise policy issues, printing will be held off until this can be added.
2. Earthquake Insurance. CDC reported in December that CAU is dropping earthquake coverage from their policy. The Board has directed CDC to find carrier options for earthquake insurance to be presented at the next board meeting.
3. Renton Ridge Website. Valerie reported that there were several outdated FAQs on the website such as the list of Boardmembers and the management company. Valerie will get with Franky Wong to change the information.
4. Azhar Basit – F208 – requested permission to put in hardwood flooring in his unit. F208 is a ground floor unit. The Board unanimously approved it.
5. Mailbox replacement – Due to a previous break in to the mailboxes last year, Mark has been working to replace the mailboxes to more secure ones. He has been working with the Postmaster at the 4th Avenue NE post office. However, approval of what the Board wants to do has been stymied because the Postmaster wants a drive up design. The only place the Postmaster will approve is right in front of the basketball court, which the Board considers totally inappropriate placing. Further, the Postmaster will only approve pedestal style mailboxes which allow about 16 mailboxes per unit. It would require at least 11 of these mailboxes at a cost of about \$1,500 per unit. The Board has approved a budget of \$11,000 towards this project. Mark will have to go to the supervisor at the Post Office to get this cleared up.
6. The Board reported that there have been numerous complaints about noise issues between individual homeowners in the Association. The Board consulted with the HOA attorneys – Condo Law Associates – regarding the homeowner's responsibilities and the limits of the HOA's responsibility. A new noise policy has been drafted and will be disseminated to the Homeowners once it has been fully

reviewed by the Board and edits are completed. This will become a part of the Rules and Regulations document.

7. Smith Fire – Mark discussed the performance of Smith Fire during the recent pipe breaks in December. Their performance was considered less than desirable and basically, abandoned us to our fate when Mark couldn't arrive soon enough from work to meet them the Thursday after the break in. It has been more than a month since the incident, and yet Smith Fire has not even contacted us to determine if we had fixed the problem. Mark also reported that Cosco Fire Systems was there and stayed there until the breaks were fixed. They went beyond the call of duty to see that our system was back up and working and we were off fire watch. Mark suggested that we cancel our contract with Smith Fire and hire Cosco to be our fire system company. The Board unanimously approved. This will be contingent upon their ability to work with our system.

8. 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. This has been completed.

Complex Maintenance

9. Fire System Safety Inspection. Angelo reported that the inspections will be done January 31, 2014 – all day. Notifications to homeowners will go out immediately, as well as notices posted on the buildings. Entry will be required into all units and Homeowners will be instructed to make arrangements for keys to enter if they will not be home. Angelo stated that there are some who will refuse to comply. The Board has decided that failure to comply will result in implementation of our fine system; particularly for those that consistently fail to comply each year. (Yes, we have a list.)

Michelle Conners, Ellen Martin and Lin Buchanan volunteered to walk with Smith Fire during the day.

10. Siding Project. The Board met earlier in the month and has decided that Buildings E and H will be done. Jim Bauer stated that the project would be started in July, the week after the 4th holiday. It has been a concern of the Board about delaying E and F buildings because of their outward appearance, which is the worst now since C & D have been done. However, since both buildings are 24 units it would take a good part of the annual siding budget just to do one building. Jim Bauer proposed that we do one of the bigger buildings and a

smaller one to keep it at 36 units, the same amount as last year with C&D. Budget wise, this is a better solution. Dave Falter is to be contacted and instructed to get the drawings done. Jim is to put together his bid and then plans are to be submitted to the city for approval. These items are to be completed by May so that Jim can start 2nd week of July.

10. Move the garbage cans – 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. This has been completed.

11. 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. CDC was instructed to send a letter to these homeowners about this. Angelo is checking to see if this was done.

12. Frozen Pipe Breaks in A, C, D & E. On December 8th, the several pipes broke causing water damage to about 9 units in these 4 bldgs. Mark and Angelo reported that all 4 buildings were off fire watch and that to date, about 80% of all the homeowners have been restored and the remaining will be done by the end of January, with the exception of C103 – which was completely destroyed. Angelo has been working the affected homeowners and the insurance company, as well as Jim Bauer (who was contracted by most of the homeowners to do the repair work) to put this issue to bed.

13. G Bldg Retaining Wall – This project is scheduled to begin in Spring of this year and has been added to the budget for 2014. Jim Bauer was instructed by the Board to present and updated bid for this project so that it may be approved. The project will begin in April or May, depending on weather, and is to be completed prior to the siding project start up in July.

14. Sprinkler system –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.

15. Bird deterrents for L building. The Board instructed Angelo to contact Bird Busters to put the deterrents up so the birds can't build nests in the air holes.

16. 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.

17. J101 master bath leak. Homeowner reported that he had leaking coming from the unit above. No indication that the Board or CDC had investigated this. Angelo to contact homeowner and make sure the issue was resolved.

18. E Bldg dumpster. It was reported that a tree had fallen behind the dumpster and there were pallets and debris that needed to be removed. Mike Tilman moved the tree, and according to E Building homeowners, the pallets are gone. However, there is still a TV and some cleanup work that needs to be done. Angelo will instruct the Divas to take care of this.

19. D104 hot water heater. Board tenant reported that the hot water was only lasting about 2 minutes when taking a shower. Chris is to investigate this matter and report to the Board whether a new hot water heater is necessary.

20. Pool Furniture. Pool furniture moved from the pool area to B Building. This has been completed.

21. E&F fire system piping. In light of the pipe breaks, this is being moved to executive board topics for now.

22. Tree removal. There are several trees that will need to be cut down and removed from around H building 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.

Jim Bauer Assignments

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

New Business

Community Yard Sale – A comment from the floor about having a community yard sale was mentioned. Board's concern is that people dump stuff off and leave it for us to haul away if not sold. People need to be responsible for setting up their own tables and take aways. Michelle Connors volunteered to head this up.

Tree trimming – A comment from the floor about trees touching balconies and buildings was made. Angelo will contact Davies Trees to take care of this.

Azhar Basit – new homeowner of F208. Volunteered to update and work on updating website.

Recycle Bins for E Building – recycling is overflowing available bins in E building dumpster. Homeowners asked for more. Will move bins from H building since they are not used.

Christmas Trees – the Christmas trees are piling up on the basketball court. Need to have Davies Trees or Divas to come and chip them and remove. There are still several trees in dumpster areas that need to be moved to basketball court. Angelo will handle.

Parking issues – Michelle reported that there were problems with the 10 minute space in front of E building as well as continued visitor parking violations. The Board will review the parking rules and make some determinations.

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on February 26, 2014, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board