

Renton Ridge Homeowners Association

Meeting Minutes
February 26, 2014

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on February 26, 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, Vice President

Homeowners Present: 4 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

As of January 31, 2014, regular checking account had \$99,131.30 balance. The siding reserve account had \$53,327.16 and the general reserve account had \$240,019.81. Aging report shows a total of \$49,589.46 in arrears. \$11,053.25 of that is 90 days or more. \$20,461.75 is 60 to 90 days and \$16,009.82 is 30 to 60 days. Part of the problem is the issue with the payment processing that occurred in December/January. That has been resolved.

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 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 has looked into options for earthquake insurance as well as several Boardmembers on their own. Earthquake insurance premiums are almost the same as the regular insurance premiums from CAU which would essentially double our insurance expense. Boardmembers will continue to look into alternatives, but at this point, the HOA cannot afford to double their insurance premiums.
3. Parking Rules. Given some ambiguities in the parking rules, the Board has elected that the rules for parking be reviewed and rewritten and to include a discussion of the handicapped parking spaces and their use. This has been turned over to the parking committee for response.
4. Replace CAU as insurance carrier. Given the performance of CAU regarding the sprinkler system break, CDC has been instructed to find a new insurance carrier. Several options were presented to the Board, however, because our previous management company submitted claims that were less than \$10,000 which is our deductible, they were applied to our experience record and has caused problems. The problem is no one wants to insure the HOA because of too many claims. The Board decided that we would continue with CAU for the next year and hopefully, when renewal time comes around next year, we would be able to find another carrier.
5. Annual meeting. The annual meeting is scheduled for March 26, 2014. CDC is to get the appropriate notices. Mark Denton and the seat vacated by Rick Hernandez in December are open. Mark stated that he was running. Lin Buchanan has been filling the spot vacated by Rick and would like to go back to being a non-voting member if possible.
6. Mailbox replacement – the issues regarding this have been explained in previous minutes. At present, due to the issues with the pipe breaks in December, this expense is being tabled until the insurance payments have been resolved.
7. Noise policy. After several complaints regarding noise problems, the Board had the HOA attorneys draft a noise policy to be included in the Rules & Regulations. The draft is being reviewed and can be presented at the Annual Meeting for approval.

8. Smith Fire – CDC is to provide bids for a new company to replace Smith Fire at next regular meeting.

Complex Maintenance

9. Fire System Safety Inspection. Safety inspections have been completed as of 2/21/2014.

10. Siding Project - ongoing. Dave Falter, architect has been contacted to draw up plans. Project is scheduled to begin after 4th of July. Jim Bauer was instructed to have bids drawn up for the project.

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. This problem is being delegated to Jim Bauer for handling as this will be a problem for all the buildings during the siding project.

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. To date, all repairs have been completed. Estimated costs is \$150,000. However, CAU Insurance is stating that we have 9 separate incidents instead of one, with each unit having a \$10,000 deductible. The Board is fighting this and has consulted with the HOA attorneys regarding our options. At this point, CDC has been talking to the insurance adjuster and if no resolution, the Board will bring the matter to the attention of the Washington State Insurance Commissioner. In the meantime, the Board approved use of reserve funds to pay the contractors that performed the work as this matter may be a long time in getting resolved. If the issue is not resolved and the HOA has a sizable out-of-pocket expense, then the Board will have no choice but to have a special assessment to make up the difference that the insurance company does not pay. Based on current estimation, Homeowners should plan on about \$1,000 each to cover the cost at most. That is without anything received from the insurance company.

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. Further, Angelo has been instructed to obtain bids for new landscapers for the next regular meeting. The Board does not like the service that Bluegrass has been providing.

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. New dumpsters. Chris has talked to Waste Management regarding the dumpsters. Chris had removed the lids due to the height of the dumpsters and not being able to maneuver the lids and throw garbage in. The City of Renton has an ordinance that requires lids be on and closed. Chris negotiated smaller bins in each area with an extra pick up each week. This actually ended up being a cost savings of \$190/month. The Board instructed Chris to go ahead and make the deal with Waste Management.

18. L301 reported mold issues and roof leak in the unit. Jim Bauer was sent to check the issue. It was found that the roof was not leaking and the issue is the responsibility of the homeowner to resolve.

19. Christmas trees in Basketball court. It was reported that all the trees have been removed, mulched and disposed of.

20. Landscapers – F204 reported that Bluegrass has been blowing bark or leaves towards their unit causing dirty windows and patio. CDC to have a talk with them.

21. 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. C305 reported uneven flooring and water accumulation outside the unit. Jim reported that this was done.

2. D302 reported issues with pipe freezing. Jim investigated and noted that some insulation was needed in the attic to prevent this. This was resolved.

3. Bldg K had sign that was knocked over. Needed to be replaced. Jim was given the order to do this.

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

Fun Stuff

Community Yard Sale – Proposal was given by Howard Carlson as well as some documents for participants to sign regarding clean up after the yard sale. The Board approved the go ahead and the sale date is June 20th – before the basketball court gets commandeered for the siding project.

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on April 23, 2014, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board