

Renton Ridge Homeowners Association

Meeting Minutes
April 23, 2014

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on April 23, 2014 in Renton, Washington by Mark Denton, Board President.

Board Members Present

Mark Denton, President

Valerie A. Dreas, Treasurer

Lin Buchanan, Member

Betty Park, Vice President

Absent: Chris Jensen

Homeowners Present: 2 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 March 31, 2014, regular checking account had \$72,980 balance. The siding reserve account had \$169,031 and the general reserve account had \$180,477. Aging report shows a total of \$48,763 in arrears. \$25,146 of that is 90 days or more. \$6,143 is 60 to 90 days and \$15,983 is 30 to 60 days.

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. This has been sent to all homeowners and posted on website. Completed.

2. Foundation Bank – change of address. Completed.
3. 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. **Motion and second to not have earthquake insurance. Passed.**
4. 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. Completed.
5. 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. **Motion and second to continue with CAU for next year and look for carrier towards renewal time. Passed**
6. 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. Completed.
7. 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. Mark asked that this issue be tabled until other pressing issues are resolved.
8. 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. Noise policy has been sent to ownership and added to HOA Rules & Regs. Completed.

9. Sign W9. Done

10. Azhar added to Board mailing list. Done

11. Need updated homeowner list. The Board reviewed the information provided and found it inadequate. Angelo was given a list of changes needed and to provide to the Board.

12. Rental Deposit to E206. Tenant moved out and asked for rental deposit that was never transferred to bank when they took back the unit. The deposit has been returned to the renter.

13. F202 wanted statements of previous HOA payments. Completed.

14. Smith Fire – CDC is to provide bids for a new company to replace Smith Fire at next regular meeting. The Board reviewed the contract with Cosco. **Motion and second to approve and sign the contract. Passed.**

Complex Maintenance

15. Fire System Safety Inspection. Cosco included in their bid the repairs that need to be done in several units. They will get this done.

16. Siding Project - ongoing. Jim Bauer presented the contracts and bid for the 2014 phase of the siding project. **Motion and second to approve the bids. Passed.** Jim still needs to provide Exhibit A to the contract.

17. Siding Project – Dave Fawltter, architect. Dave presented his bill and contract for the 2014 siding project. **Motion and second to approve the contract. Passed.**

18. 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. Letters were sent to all homeowners regarding this. Some of the work still has not been done.

19. Frozen Pipe Breaks in A, C, D & E. Mark met with the State Insurance Commission regarding our issues with CAU. The policy states that sprinkler breaks will be treated as separate units, even though they did not do this the last time this happened about 5 years ago. This may give us a loophole. The Board is looking into this and also consulting with the HOA attorney.

20. 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 presented a bid for \$15,510. **Motion and second to approve. Passed.**
21. Christmas Trees removed from BB court. Done.
22. 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. Done.
23. 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. **Jim Bauer presented a bid for \$14,940. Motion and second to approve bid. Passed.**
24. 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. Done.
25. 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. Resolved.
26. 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. Done.
27. Trees touching buildings. Homeowner reported some of the trees were touching buildings. Angelo to schedule Davies Tree service to come and check this out and give us bid. Mark will meet with them.
28. Materials in dumpsters. A sofa and water heater was left in Bldg H dumpster area. Other materials have been left in the other dumpsters. Mark will call Dan and have him remove the items.
29. Lights out at end of E Building, F building has wiring problem. Light in front of K bldg. is out. F building wiring problem – Angelo to contact Illumination and have them come out and fix. Remainder of problems resolved.
30. Fire Alarm monitoring system. Bids and contracts were submitted. Board chose Cosco and signed contracts.

31. Red Tags for parking violations. Done.

32. Dead bush in front of B Bldg. Assign Bluegrass to take care of this.

33. 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. Tabled until June.

Jim Bauer Assignments

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

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

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

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

38 – 44 – Several owners asked for key cards or mailbox key replacements. Mark stated that he took care of all mailbox keys and the key cards will be done when the homeowners make themselves available to bring the cards in for reissue.

New Business:

1 – New Landscapers. The Board expressed dissatisfaction with the current landscapers. Angelo presented a possible new company and presented a proposal from them. **Motion and second to pursue new landscape company. Passed.**

2 – Pool. The Board received a letter from Ken's Pool service regarding King County's unwillingness to grant permits unless we have an action plan in place to monitor the water quality of the pool. A motion was brought to keep the pool closed until volunteers stepped up to help with monitoring the water quality and other issues. Valerie will put out notices looking for volunteers. **The motion was seconded and passed.**

3 – summer prep. The breezeways in the buildings need to be cleaned, the carports need to be power washed and the pool deck needs to be cleaned. Tasks to be assigned to the Divas to do.

4. BBQs in picnic area need to be put out.
5. The board is considering trying to self-insure the complex instead of using an insurance company. Mark and Angelo will look into the feasibility of this.

Fun Stuff

Community Yard Sale – June 19th and 20th – In the BB court. Sign up information has been posted around the complex.

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on May 28, 2014, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board