

Renton Ridge Homeowners Association

Meeting Minutes

May 28, 2014

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on May 28, 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

Chris Jensen, Member

Azhar Basit, Member

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 April 30, 2014, regular checking account had \$10,815 balance. The siding reserve account had \$195,697 and the general reserve account had \$186,308. Aging report shows a total of \$50,970 in arrears. \$27,650 of that is 90 days or more. \$11,438 is 60 to 90 days and \$909 is 30 to 60 days.

Questions and comments were taken from the floor.

Open Issues

The HOA punch list was reviewed.

Board Issues

1. 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. **This is tabled until later this year.**

2. C103 wanted master insurance policy. Done.

3. 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.

Complex Maintenance

4. Fire System Safety Inspection. List has been sent to Cosco to provide bid for the work.

5. Building E sprinkler compressor. Bill received for \$2,757. Board voted by email to approve payment. **Passed.**

6. Tree trimming and removal. Davies Trees submitted bill for 6 critical and 3 non-critical things that needed to be done to prepare for siding project this summer. Bill was \$4,500. Board voted by email to approve the critical, and hold off the non-critical until later in the year. **Passed – 3 to 1.**

7. Breezeway cleaning, pool deck and carport cleaning. Dust Mop Divas provided bid for \$11,000 to do these 3 projects. Board voted by email to approve the cost. **Passed.**

8. Building A has graffiti on side of building. This was removed and is done.

9. Building A storage locker would not open. It needed a new battery which was replaced. Done.

10. Due to an issue with a homeowner, the annual dryer vent and chimney inspections were discussed. These items are done in September and October and will be scheduled at that time.

11. As required by new standards, the fire alarm system was changed to radio signals. The new system has been installed.

12. Siding Project - ongoing. As of the date of the hearing, permits have been issued. The project is set to begin the week after the 4th of July.

13. Siding Project – Dave Falter sent bill to us for his services for this year's services on the siding project management. There was a delay in processing due to change in CDC project manager. This has been paid.

14. Frozen Pipe Breaks in A, C, D & E. The insurance policy was reviewed and there is nothing the Board can do regarding the treatment of the unit damager as 9 separate incidents. The HOA will be responsible for approximately \$77,000 of

the \$100,000 bill. This means the money can be handled in one of two ways, a special assessment to replenish the reserve account, or just let the reserve account pay it. The special assessment would be approximately \$500 per unit. **A motion presented and seconded to let the money come out of the reserve account and no special assessment would be done. Passed.**

15. G Bldg Retaining Wall – Jim Bauer reported that the project was complete except for a little clean up and would be completed in the next two days. Done.

16. Drainage for C&D. This project was completed.

17. Trees touching buildings. See item 6.

18. 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. **This is an ongoing problem with all the dumpsters, but this is done.**

19. Lights out at end of E Building, F building has wiring problem. This problem was sent to Jeannine of CDC to schedule workers.

20. Dead bush in front of B Bldg. Landscapers were replaced with Tribella, who walked off job when let go. This is assigned to new landscapers and hopefully will get taken care of soon.

21. Tree removal. See item 6.

From New Business

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. Notices were sent out and 5 volunteers stepped up to monitor the pool. Chris Jensen will oversee the volunteers.

BBQs in picnic area need to be put out.

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.

Jim Bauer Assignments

From New Business

Building B repairs.

Finish paint on Bldg K Garage.

Building A – sheetrock basement.

22-24 – Key Cards/mailbox keys. Several owners asked for key cards or mailbox key replacements. Done.

New Business:

Board needs to put in place a cold weather plan to avoid sprinkler breaks in future.

Angelo Nelson has submitted his resignation to CDC to pursue a new job opportunity. CDC will appoint new manager.

The issue of things being stored in hallways is getting worse. Board discussed putting ticketing on doors for items in hallways, with fine increases for failure to remove.

The discussed needing new carpet and paint for the cabana interior. Will investigate costs and impact on budget.

Board discussed putting in new key card access point so swimmers can access bathrooms, as well as keys for the pool monitors to get to the equipment room.

Angelo brought up the need for insurance to cover any loss for Jim's materials while doing the siding project.

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 June 23, 2014, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board