

# **Renton Ridge Homeowners Association**

Meeting Minutes  
June 25, 2014

## **Opening**

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on June 25, 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:** 1 homeowner was present. Attendance was not taken. Also present was Wayne Elliott and Chelsea Mehaffie 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 May 31, 2014, regular checking account had \$29,806 balance. The siding reserve account had \$210,880 and the general reserve account had \$192,143. Aging report shows a total of \$47,146 in arrears. \$28,257 of that is 90 days or more. \$4951 is 60 to 90 days and \$10,269 is 30 to 60 days.

Questions and comments were taken from the floor.

## **Pool Committee**

The locks have been added to doors so volunteers can access mechanical room for log entries.

## **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. FHA Approval. It was discovered that the previous management company failed to file the paperwork for FHA approval. **A motion to have CDC fill out the paperwork at a cost of \$900 was seconded and passed.**
3. Prevention for freezing pipes. The Board decided that should the weather turn cold, below 20 degrees?, Cosco would come out and empty pipes. The HOA would go on fire watch until weather turns warm and the system put back online.
4. Stolen vehicles. Two vehicles had been stolen out of Renton Ridge in the same week. The police stated that the area around Renton Ridge has had many problems with vehicles being stolen, vandalized, or stolen vehicles abandoned. There is little that the Board can do for prevention. But people are strongly cautioned to take steps to ensure their vehicles are not an attraction to would be thieves. Don't leave valuables in the vehicle. The Renton Police have "Clubs" available for \$20.
5. Insurance for Bauer materials. The Board learned that the materials that Bauer uses for the siding project are considered HOA property and needs to be insured. Wayne will investigate cost to insure the materials and have it put in place for 3 to four months.
6. Homeowner's list. A sample was provided to Wayne with comments from the Board on what should be available.

*Complex Maintenance*

7. Fire System Safety Inspection. List has been sent to Cosco to provide bid for the work.
8. Diva's invoice paid? Yes.
9. Diva's opening garbage lids. Yes, but also the garbage people themselves have left them open. Want to keep one side or another open. Not both.
10. G Storage has sewer pipe leak. Bauer investigated. Need plumber to fix the leak and have someone clean the storage area.

11. Gully Between A& B building. Gully has been filling with water. Wayne to talk to Tribella about removing water and possibly putting in gravel to aid with drainage.

12. Mud runoff at bottom of hill in garage parking for E building. Mud is accumulating and making it slippery for walking. Mark and Jim will investigate issue and see about fixing the problem.

13. Plants behind B building are dead. Have Tribella pull them.

14. Kitty litter in K Building garage. Tribella will sweep out. Moss has accumulated in parking spots, so need to spray with moss killer.

15. Master Key for Pool committee. Key has been created for access to mechanical room.

16. Pool Maintenance – volunteers have been contacted and will be trained by Chris to check chlorine status.

17. Cabana carpet & paint. Board investigated cost. **Motion to not spend the money was passed.**

18. Tree trimming. This has been completed. The non-critical items will be tabled until later in the year or next year as the budget allows.

19. Breezeway cleaning, pool deck, and carport cleaning. Pool deck has been completed. Carport cleaning was completed. Breezeways were in progress.

20. Permits were issued. Windows were received and siding would arrive in the next week. Scaffolding was to go up the following Saturday. Start date for siding project on E building is July 7.

21. Frozen Pipe Breaks in A, C, D & E. This is now a dead issue.

22. F building wiring problem. Mark and Chris will fix the issue.

24 thru 28 – Requests for Cabana keys and storage. Mark states these have been addressed.

#### *Jim Bauer Assignments*

30. K Bldg Garage. Jim needs to finish painting trim on garage. There's a new spot where the trim has been knocked off.

31. Bldg A. Sheetrock for basement and window seals.

*From New Business*

New Business:

Davies Trees. Spray for aphids.

Create summer newsletter – 4 topics – 1 page.

**Adjournment**

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

Minutes submitted by: Valerie A. Dreas

Approved by:                 Renton Ridge Board