

# Renton Ridge Homeowners Association

Meeting Minutes  
July 25, 2014

## Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on July 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 (late)

Chris Jensen, Member

Azhar Basit, Member (Absent)

**Homeowners Present:** No homeowners were present. Also present was Wayne Elliott of CDC Management Trust and Jim Bauer.

## Approval of Minutes

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

## Presentation of Budget/Treasurer's Report

As of June 30, 2014, regular checking account had \$32,590 balance. The siding reserve account had \$237,546 and the general reserve account had \$158,220. Aging report shows a total of \$54,501 in arrears. \$30,806 of that is 90 days or more. \$6,226 is 60 to 90 days and \$3,429 is 30 to 60 days.

Questions and comments were taken from the floor

A discussion ensued regarding the low reserves due to the sprinkler break last December and viability of doing two buildings this year on the siding project. There was currently plenty of money to do E building, but H could be iffy and if we didn't have enough, borrowing from the maintenance account could put our reserves uncomfortably low.

Jim Bauer stated that E building had no significant dry rot or other concerns that needed repair. Also, the materials were already here for H building and storage of them (as well as insuring them) could be pricey.

Motion was made to complete H building's siding this year. Motion passed 4 to 1.

### **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. **Documents have been prepared and submitted.**
3. 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. **CAU stated that we are already insured if the materials are delivered and paid for. We own the materials at that point and our current liability insurance covers it.**
4. Summer News Letter – This was tabled due to Azhar's absence.
5. D106 put in for reimbursement of blinds. The blinds were damaged due to restoration company failing to make sure that the interior was fully dry. Mold and mildew was found on folded up carpets and blinds. **The Board approved reimbursement for the blinds and to send the bill to the restoration company to pay for damages.**
6. Homeowner's list. A sample was provided to Wayne with comments from the Board on what should be available. **Working.**

#### *Complex Maintenance*

7. Fire System Safety Inspection. List has been sent to Cosco to provide bid for the work. **Mark will check with them.**
8. G Storage has sewer pipe leak. Bauer investigated. **Sewer pipe is fixed and the storage area mucked out and lyme put in to prevent smell and mold. Project is done.**
9. Gully Between A& B building. Gully has been filling with water. **Tribella will investigate and let us know a solution.**

10. Mud runoff at bottom of hill in garage parking for E building. Mud is accumulating and making it slippery for walking. [No solution as yet. Need a rain storm to see what's happening.](#)
11. Plants behind B building are dead. [Replace with low water maintenance type bushes.](#)
12. Kitty litter in K Building garage. [Tribella has blown out the area. HO still complaining. Wayne will meet with the HO and find out where the problem is.](#)
13. 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. [Tabled.](#)
14. Breezeway cleaning, pool deck, and carport cleaning. [Done and paid.](#)
15. Siding project. [Three quarters done with E building. All siding has arrived.](#)
16. K Building – [water pressure is down. Had Perez plumbing come and check pressure and fix. Done.](#)
17. C301 water leak. [This is unit owner's issue and the matter has been resolved.](#)
18. Sprinklers not work, grass dying. [The landscapers are working to repair the sprinkler system.](#)
19. K102 – Need to trim bushes on street side of building. Bushes are touching the upper units. [Mark will talk to Tribella.](#)
20. J302, 202 and 102 leak. [This is a HO issue and an HOA.](#)
21. E403 – workman leaving tools in parking spot. [Resolved.](#)
22. F301 leak into F201. [F301 failed to have plastic replaced when all other units were done. Now it broke. This is HO issue, not Board issue.](#)
23. Trees sprayed for Aphids. [This is done.](#)
24. F building wiring problem. [Done.](#)
- 25 thru 27 – Requests for Cabana keys and storage. [Mark states these have been addressed.](#)

*Jim Bauer Assignments*

28. K Bldg Garage. Jim needs to finish painting trim on garage. There's a new spot where the trim has been knocked off. [Jim will do in 2 weeks.](#)

29. Bldg A. Sheetrock for basement and window seals. [Jim will do in 2 weeks.](#)

*From New Business*

New Business:

Someone painted white paint at the 2<sup>nd</sup> entrance in front of the fire hydrant (supposedly to allow more parking). The paint needs to be redone and put back to red.

**Adjournment**

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on August 27, 2014, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by:                 Renton Ridge Board