

# **Renton Ridge Homeowners Association**

Meeting Minutes  
August 27, 2014

## **Opening**

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on August 27, 2014 in Renton, Washington by Mark Denton, Board President.

## **Board Members Present**

Mark Denton, President

Valerie A. Dreas, Secretary/Treasurer

Lin Buchanan, Member

Betty Park, Vice President (late)

Chris Jensen, Member

Azhar Basit, Member

**Homeowners Present:** Eight 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 July 31, 2014, regular checking account had \$40,828.58 balance. The siding reserve account had \$224,054.48 and the general reserve account had \$164,046.67. Aging report shows a total of \$52,205 in arrears. \$32,899 of that is 90 days or more. \$8,210 is 60 to 90 days and \$10,098 is 30 to 60 days.

Questions and comments were taken from the floor

Jim Bauer expressed concern over the amount in the siding account. Payment for half that amount had been made at the first of August and Jim had another \$110,000 invoices to be paid which would pretty much take what was left in the account. There is still another \$105,000 left to be billed to finish the two buildings – most towards finishing H building.

\$26,000 goes into the account every month. The rest of the bills will have to be paid out monthly, which will take it to December before all monies are paid.

## 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. The finished documents were presented to the Board for signature. **They are signed and CDC will finish up the process.**
3. Summer News Letter – Azhar was given the email list for the HOA members and the Google website is created. Notices will be sent out via email for people to join the Renton Ridge Group so that notices can be easily sent to all homeowners without having to waste paper or run around posting things every place in the complex.
4. Parking spaces. The parking committee recommended that more parking space be transferred from visitor space to rental space. The parking committee will be working with the homeowners and CDC to make sure that all spaces are rented and being paid for. There is little space left in visitors, particularly around the cabana area which is needed for cabana parking for parties and functions held there. **The Board has tabled this until next meeting to investigate further.**
5. D106 put in for reimbursement of blinds. **The issue has been dealt with. The payments have been added to the bills to the insurance company for reimbursement.**
6. F204 Leak. There was another complaint that repairs were not finished. Again, the HO has been informed that the HOA has no responsibility for interior damage in units that are damaged by fixtures inside the unit. The HOA is only responsible for common area (or fixtures shared by more than one homeowner) repairs.
7. F304 leak. Homeowner accepted responsibility, but the unit below is not cooperating to give access to assess damages. The HOA is not responsible and the homeowners will need to work this out.
8. F304 leak. State Farm requested information from the HOA. **Wayne is handling this.**

9. G203 closing. The title company requested information for closing. **Wayne will follow up and make sure they got what they needed.**

10. C301leak. The HO claims HOA is responsible. Their questions have been responded to and the matter is closed. **The HO is responsible to fix the damages.**

11. Smith Fire. They sent a bill for \$457 for temp compressor. According to Wayne, the compressor was removed from the premises when the permanent one was installed. The HOA cannot locate it, and we do not know who took it. **Thus, the Board has authorized payment.**

12. Homeowner's list. A sample was provided to Wayne with comments from the Board on what should be available. **Wayne will give this directly to Azhar to create Google list.**

#### *Complex Maintenance*

13. Fire System Safety Inspection. List has been sent to Cosco to provide bid for the work. **Mark will check with them.**

14. Picnic area. Ash bucket is full and garbage has no liner. **Mark will talk to the Divas and have them add this area to their weekly cleaning list.**

15. Broken Sprinkler at H Bldg. **This has been fixed.**

16. CAU safety issues. **Discussed in executive session.**

17. Broken sprinkler at E Bldg. **This has been fixed.**

18. Tribella proposals for sprinkler repair, mulching, and damaged lawn areas. **Board approved sprinkler repair (\$725).** The other repairs will be looked at and budgeted for next year.

19. Scheduling fireplace and exhaust vent inspections. To be scheduled at end of September/October. Try to get both inspections at same time. **Wayne will handle scheduling.**

20. F Bldg lights out. Chris reset breaker. **The issue is fixed.**

21. Gully Between A& B building. Gully has been filling with water. **Tribella will investigate and let us know a solution.**

22. Mud runoff at bottom of hill in garage parking for E building. Mud is accumulating and making it slippery for walking. **Jim to investigate. Area probably needs leveling.**

23. Plants behind B building are dead. **Put on Tribella's to do list.**
24. Kitty litter in K Building garage. **This is added to Jim's to do list.**
25. 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.**
26. Siding project. E Building almost completed. Will be done by first week in September. There is a problem with one unit in E that was not letting in the workers to finish the interior work. Another unit in H that was not allowing access. **Jim is working with HO's regarding these issues. Both units are rentals.**
27. Sprinklers not working, grass dying. **This has been fixed.**
28. K102 – Need to trim bushes on street side of building. Bushes are touching the upper units. **Tabled until January – optimum time to trim the bushes w/o killing them.**
- 29 – 32 - Requests for Cabana keys and storage. **Mark states these have been addressed.**

#### *Jim Bauer Assignments*

33. K Bldg Garage. Jim needs to finish painting trim on garage. There's a new spot where the trim has been knocked off. Jim states there are more than just K building. **Jim will do eventually after siding.**
34. Broken handrail at pool. **This has been done.**
35. Bldg A. Sheetrock for basement and window seals. **Jim will do eventually after siding.**

#### *New Business:*

December Pipe Break: all bills have now been collected, calculated and submitted to insurance adjuster, so final totals have been reviewed. **Waiting to hear how the dollar figures pan out.**

HO reported that F406 has been leaving garbage outside their unit for days, as well as on their balcony. **CDC will send notice to HO.**

HO reported that dog poop is being left around C building and the stairwells have chalk drawings on them. **Address dog poop in newsletter. Get Divas to clean stairwell.**

Also HO has cracking floors and the floors between her unit and below is damaged; wants HOA to pay for damage to fix the sublayer. The damage to the floor is causing issue with finishing remodel of kitchen. Need to address ASAP.

**Jim will look into.**

The rock wall between F building driveway and D building driveway is eroding. **It will need to be looked at and costs to repair need to be given to Board to budget for next year.**

Chris has been instructed to schedule the closing of the pool for the season.

The men's room in the cabana is broken. **Chris will repair.**

Also, Chris noticed that water bill for D building was twice as high as C building. Most likely caused by unknown leak. **Chris and Mark will get "pills" to drop in toilets to see where leak is coming from.**

### **Adjournment**

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on September 24, 2014, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by:                      Renton Ridge Board