

Renton Ridge Homeowners Association

Meeting Minutes
September 24, 2014

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on September 24, 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 (late)

Azhar Basit, Member

Homeowners Present: Six 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 August 31, 2014, regular checking account had \$40,412.52 balance. The siding reserve account had \$123,865.74 and the general reserve account had \$168,875.05. Aging report shows a total of \$55,265.38 in arrears. \$37,190 of that is 90 days or more. \$7,090 is 60 to 90 days and \$9,954 is 30 to 60 days.

Questions and comments were taken from the floor.

Presentations:

Board President asked that Alpine Ductless make a presentation on ductless heating and cooling. The goal was to put in a unit in the cabana to cut down on heating and cooling costs. However, installing such a unit is possible for all homeowners.

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. **Tabled.**
2. Insurance Claim. All documents and bills have been accounted. Final presentation of expenditures to the claims adjustor, Peta set for 9/26/2014. The final tally may result in about \$42,000 in reimbursement from the insurance company. This money will go to pay back the general reserve fund.
3. Parking List. Parking committee expressed some concerns about people being properly billed and accounted for on the parking rentals. An updated list of current billings will be sent to Scott to check over.
4. Reserve Study. This is an annual requirement for the HOA. Wayne will schedule this with the appraisers.
5. FHA Approval. New questions were presented to the Board from FHA. Wayne will draft responses for the Board to review to send to FHA.
6. Newsletter – The Google groups list has been sent out and approximately 50 people have signed up to receive information from the HOA electronically. A Fall newsletter will be drafted by the committee and presented to the Board for approval.
7. 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. **Tabled.**
8. F404 Leak. Claims adjuster requested more info from HOA. The information was provided and the HOA has no responsibility for the damages incurred by this leak. **Done.**
9. G203 purchase. Title company requested information for closing. CDC provided the requested info. **Done.**
10. Homeowner's list. A sample was provided to Wayne with comments from the Board on what should be available. **Done.**

Complex Maintenance

11. Fire System Safety Inspection. List has been sent to Cosco to provide bid for the work. Also need to schedule sprinkler inspection. **Mark is handling this.**
12. Picnic area. Ash bucket is full and garbage has no liner. **Divas to do regularly. Done.**
13. CAU safety issues. **CAU sent questions to be answered. Working on responses; however, some items will need to be budgeted.**
14. Tribella proposals for sprinkler repair, mulching, and damaged lawn areas. The other repairs will be looked at and budgeted for next year as well as clipping back hedges that are too high. **Tabled.**
15. 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.**
16. Gully Between A& B building. Gully has been filling with water. **Done.**
17. Mud runoff at bottom of hill in garage parking for E building. Mud is accumulating and making it slippery for walking. **Done.**
18. Plants behind B building are dead. **Done.**
19. 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.**
20. Siding project. E bldg. windows pressure tested and passed. H bldg. pressure tested and did not pass. Manufacturers problem that they will fix on their own dime. E bldg. is completed. H bldg. is starting up.
21. Morning glories in ivy need to be removed. **Assigned to Tribella.**
22. K103 – windows won't open. Homeowner issue. **Done.**
23. Cabana – leaf removal from gutters and roof. **Mark to talk to divas.**
24. Hedge trimming – **moved to and included in item 14.**
25. C304 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. Jim Bauer reported that the costs to fix the sublayer would be around \$5K. HO is to remove all flooring

and obstacles for repairs to sublayer. **Motion made and seconded to authorize repairs to subflooring only not to exceed \$6,000. Motion passes.** These are repairs are subject to Board inspection before covering.

26. 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.**

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

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

29. 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.**

30 - 32 - Requests for Cabana keys and storage. **Mark states these have been addressed.**

Jim Bauer Assignments

33. All Garages. Some of the garages have had trim knocked off and need to be replaced and painted. **Jim will do after siding.**

34. Bldg K – kitty litter needs to be scraped up and removed from edges of garage. **Jim will do after siding.**

35. Bldg A. Sheetrock for basement and window seals. **Jim will do eventually after siding.**

New Business:

B103 reported that windows are leaking due to hole above window. **Jim has been instructed to create a fix until B bldg. is scheduled for residing.**

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on October 22, 2014, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board