

Renton Ridge Homeowners Association

Meeting Minutes
October 22, 2014

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on October 22, 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

Chris Jensen, Member

Azhar Basit, Member (late)

Homeowners Present: Eleven 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 September 30, 2014, regular checking account had \$37,312.13 balance. The siding reserve account had \$1,906.96 and the general reserve account had \$159,669.03. Aging report shows a total of \$60,973.24 in arrears. \$41,764.74 of that is 90 days or more. \$6,155.67 is 60 to 90 days and \$744.50 is 30 to 60 days.

Questions and comments were taken from the floor.

New Business

Garbage areas are not being kept up. Boxes and recyclables left, not broken down.

A mean oversize dog has been noted around the E & F building area with its owner.

Several homeowners expressed a desire to have a program to welcome new homeowners to the complex. Mark instructed them to get together and provide a proposal regarding what they would do.

C Building has lights out.

Open Issues

The HOA punch list was reviewed.

Board Issues

1. Mailbox replacement – a new break in occurred although nothing appeared to be taken. **A motion was brought to take this item off the table. Seconded and passed.** The board is to obtain bids from Jim Bauer and get this done ASAP. This has also been added to the 2015 budget.
2. Insurance Claim. All documents have been collected and sent in to Mr. Peta for processing. **The Board will place any reimbursement to our general maintenance reserves.**
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. **Give to Janette to get this done.**
5. FHA Approval. New questions were presented to the Board from FHA. **The Board will discuss this further at next meeting.**
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. **Done.**
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 The Management Trust 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.**

Complex Maintenance

8. Fire System Safety Inspection. List has been sent to Cosco to provide bid for the work. [Get appointment for winterization.](#)
9. Picnic area. Put on Diva's regular duty list. **Done.**
10. CAU safety issues. **CAU sent questions to be answered. Valerie and Mark will work on finalizing this.**
11. Tribella proposals for sprinkler repair, mulching, and damaged lawn areas. Also need hedge trimming. [Need to add to 2015 budget.](#)
12. Scheduling fireplace and exhaust vent inspections. [Discuss with Janette to get this scheduled.](#)
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. Siding project. E building is done. H Bldg windows still in process of testing. B103 had issues with hole in siding. [Jim was to create fix.](#)
15. Morning glories in ivy need to be removed. **Done.**
16. Cabana – leaf removal from gutters and roof. **Received \$4,200 bid to clean all gutters. Motion to approve, seconded and passed.**
17. Water Heaters. A recent issue with a leak caused a concern about outdated water heaters. A notice was sent in the recent newsletter that all water heaters need to be check and replaced if they are beyond manufacturer's recommended date to replace. **Homeowners should be aware that this notice absolves the HOA from any responsibility for damage to their or anyone elses units due to failure to comply with this notice.**
18. F404 Leak from ceiling. Leak was due to satellite attachment to chimney. [This is a homeowner issue.](#)
19. D106 water hitting building during rain. Jim check and the gutters need to be cleaned. **Done.**
20. L301 water pressure was low. **Done.**
21. F303 – asked permission to replace sliding glass door. **Board granted permission as long as door matches color scheme. Done.**

22. E102 – break in. HO asked permission to replace sliding and front door. **Board granted permission as long as door matches color scheme.** Jim will handle the work. **Done.**

23. F408 – leak from ceiling. Issue with main bath. Perez fixed. **Done.**

24. Complaint regarding landscapers blowing leaves. **Talked to tribella. This not according to SOP and owner will talk to employees.**

25. C building – chalk and breezeways need cleaning. **Mark will check with Divas.**

26-30 - 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.**

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on December 10, 2014, in the Renton Ridge Cabana. This will be a joint Nov/Dec meeting with the presentation of the 2015 budget.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board