

Renton Ridge Homeowners Association

Meeting Minutes
December 10, 2014

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on December 10, 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

Homeowners Present: 26 homeowners were present. Also present was Wayne Elliott of CDC Management Trust.

Approval of Minutes

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

Treasurer's Report – Annual Budget Meeting

The annual budget for 2015 was presented to the membership. The members present were counted. A quorum was not present.

General questions and comments were answered from the floor. A motion to approve the proposed budget for 2015 was made and seconded. The 2015 budget was passed unanimously.

New Business

HOA annual meeting will be held in March 2015.

Open Issues

The HOA punch list was reviewed.

Board Issues

1. Mailbox replacement – a new break in occurred although nothing appeared to be taken. The Board discussed 3 options with respect to replacing the mailboxes. (1) is to leave where they are. This will involve some coordination while the mailboxes are replaced. (2) put in front of cabana. This may not be cost effective. (3) put in front of B building.
2. Insurance Claim. All documents have been collected and sent in to Mr. Peta for processing. Wayne reported that we would only receive \$25,000 in reimbursement from CAU. Wayne is to check with CAU about appeal procedures on this determination.
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. Done.
4. Reserve Study. Give to Janette to get this done.
5. FHA Approval. New questions were presented to the Board from FHA. Wayne to provide status. Also, FHA approval may not be possible since we are over the 40% tenancy limit imposed by FHA.
6. Parking – there is an issue w/ new units being purchased but no release from previous owners for rented parking spaces. The Board has decided that any transfer of ownership will automatically release any rented spaces by previous owners for rent to other homeowners.
7. Parking spaces. The parking committee recommended that more parking spaces be transferred from visitor space to rental space. There have been significant issues with respect to handicapped spaces being used by Hos or their tenants. The parking committee has recommended to the Board that all handicapped spaces be painted over and offered for rent.

Complex Maintenance

8. Fire System Safety Inspection. Winterization for A through F needs to be scheduled as well as checking insulation on C, D & E after siding project. Done.
9. CAU safety issues. **CAU sent questions to be answered. This was finalized in November. CAU had additional questions which were also answered at the end of December. Waiting to hear final determination of insurance coverage.**

10. Tribella proposals for sprinkler repair, mulching, and damaged lawn areas. Also need hedge trimming. [These were added to the 2015 budget.](#)
11. Scheduling fireplace and exhaust vent inspections. [The fireplace inspection was performed on December 20, 2014. 44 units were available for inspection and need to be followed up on. 3 units were found to have damaged chimneys and need repairs. The HO were cautioned not to use the fireplaces until repairs made. Dryer vents were inspected on December 22, 2014. No issues with those.](#)
12. 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. **Done.**
13. Siding project. [The project is complete for 2014 building year. All vendors have been paid. Next on agenda is to obtain drawings for F building for 2015 building season, and permits.](#)
14. Cabana – leaf removal from gutters and roof. **Done.**
15. 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. **Done.**
16. Landscapers Complaints – a complaint was received about blowing leaves on cars. Tribella was contacted and the issue addressed. The Board expressed that they were essentially doing a good job and has no plans to replace them. **Done.**
17. Bldg B fire extinguishers – 2nd and 3rd floor extinguishers need attention. [Chris will check on this.](#)
18. F bldg. – complaint of cobwebs and leaves in common area. Divas were directed to take care of this. **Done.**
19. Carport Damage – the carport in front of lower end of D building was damaged. Undetermined as to who caused the damage. [Jim is to fix ASAP.](#)
20. Treadmill in cabana is broken. [Scott will fix treadmill. Valerie to investigate maintenance company to keep equipment working.](#)
21. C305 stairwells – the HO complained that there was puddling and wet. Jim Bauer had fixed the stairs so that they would no longer puddle. The HO is still complaining that the steps are wet and slippery. Board saw the stairs during chimney inspection; they are wet but no puddles. Other HOs have put rubber mats down on their sections. It was suggested that the HO should buy one that is

slip resistant mats down in front of their doors. The HO wants the Board to put up a plexiglass barrier or something similar to prevent any water getting on his stair entrance. **The Board will consult with our attorney to determine what the Board's obligations are to this complaint.**

22. C305 – replacement of front door. The HO sought permission to replace front door. **The Board granted as long as the door and paint color are similar to already established designs and colors.**

23. Snow removal – Management company wanted the Board's decision on whether to have contracted snow removal or "as needed". **Board decided on "as needed" basis.**

24. C building – chalk and breezeways need cleaning. **As of 12/20/2014, the chalk was still there.**

25-28 - Requests for Cabana keys and storage. **Mark states these have been addressed.**

Jim Bauer Assignments

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

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

31. 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 January 28, 2015, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board