

# **Renton Ridge Homeowners Association**

Meeting Minutes  
January 28, 2015

## **Opening**

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on January 28, 2015 in Renton, Washington by Mark Denton, Board President.

## **Board Members Present**

Mark Denton, President  
Lin Buchanan, Member  
Chris Jensen, Member

Valerie A. Dreas, Secretary/Treasurer  
Betty Park, Vice President  
Azhar Basit, Member (Absent)

**Homeowners Present:** 7 homeowners were present. Also present was Wayne Elliott of The Management Trust.

## **Approval of Minutes**

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

## **Treasurer's Report – Annual Budget Meeting**

The Treasurer reported that there was \$46,522 in the regular checking account as of December 31, 2014. There was \$27,184 in the siding account and \$176,841 in the general reserve fund. Aging report showed that there was \$71,795 owing in past due dues. \$52,202 of that is 90 days or more.

## **New Business**

There was discussion from the floor about have a Facebook page for the HOA to announce social events. The Board stated that we already had the Renton Ridge website and that Azhar had created a Google groups site for quick announcements to homeowners, particularly those offsite to know what's happening.

Mark stated that he was in the process of writing a letter to homeowners about prepayment of the final year of dues towards the siding project. This is because instead of doing one building the first building season, the Board elected to do two buildings, and now, there will only be enough funds to do F building this 2015

building season. After that, the HOA should be able to resume the 2 buildings per year; unless funds are received to do another building this year.

One homeowner asked if a reserve study had been prepared. The reserve study is usually done in conjunction with the annual meeting. It will be ordered by TMT to be finalized by the annual meeting.

There was a question about possible rental cap restrictions being on the ballot at the annual meeting. At present, we have 41% of the units used as investment properties rather than being occupied by Homeowners. This is causing a problem in getting FHA approval for financing. An amendment to the Bylaws will require a 90% majority for the rental cap to be passed.

### **Open Issues**

The HOA punch list was reviewed.

### *Board Issues*

1. **Mailbox replacement.** The Board met on February 11, 2015 for a special executive meeting to discuss the mailbox replacement. Jim Bauer was present at the meeting. Measurements have been taken and it was confirmed that the area to the right of the front entrance of the cabana would be large enough to house the replacement mailboxes. Jim estimated that the entire project, including the new mailboxes was going to be about \$35,000. The Board discussed the issues and questions were answered. [A motion was made and seconded to approve the mailbox project and the expenditure of \\$35,000 from general reserves to pay for this project. The motion passed unanimously.](#)

Jim was instructed to get with Dave Falter regarding drawings and working on getting permits from the city of Renton. Mark was to discuss the mailbox construction with the postmaster to get approval.

2. **Insurance Claim.** The insurance adjuster has only approved \$25,000 in reimbursement to us for a \$110,000 claim. The cause of this is that bids were put in a different format that the insurance adjuster liked, and some of the bills were not approved because adjuster believes they were double counted. They were not. Wayne is to prepare a draft letter requesting that we get another opinion or appeal on the final decision.

4. **Reserve Study.** [Give to Janette to get this done.](#)

5. **FHA Approval.** TMT was paid to get this approval and to date we have not received the final paperwork, or a status as to where we are on this. At present, due to the # of tenant occupied units, approval may not be forthcoming.

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.

On February 11, 2015, a special executive session was held and the issue of the handicapped spaces was brought up. [A motion was made and seconded to remove all handicapped spaces from the Renton Ridge property \(except for the one by the cabana\) and convert them to rental spaces. Motion passed unanimously.](#) Jim Bauer was instructed to paint over the spaces as soon as weather permitted.

#### *Complex Maintenance*

8. Fire System Safety Inspection. The annual safety inspection needs to be scheduled for all units. Mark will talk to Cosco about scheduling this and notice going to the homeowners.

Further, CAU has asked for a report on the inspection of buildings C, D, and E that there was adequate insulation around the sprinkler pipes. We should get that report to them.

9. CAU safety issues. The safety concerns were addressed by the Board to CAU and our insurance is being renewed pending the report of the sprinkler buildings begin inspected. The repair items outlined in their letter have been put into the 2015 budget and will be completed prior to the siding project beginning in July.

10. **Scheduling fireplace and exhaust vent inspections.** The second round of inspections are scheduled for February 21<sup>st</sup> as well as the units needing repair. Notices are to be put out to the units that are affected.

11. **Siding project.** Siding project is to begin in July 2015. Building F is the only building that will be done this year. Dave Falter is to be notified to get drawings ready and permits to be obtained from the city of Renton prior to the beginning of

construction. Jim Bauer will need to provide his contract and expected fees for Building F.

12. Bldg B fire extinguishers – Chris reported that this has been repaired.

13. 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.](#)

14. Treadmill in cabana is broken. On February 11, 2015, in a special executive session, the Board met with Kelly Stone from Precor regarding installing new gym equipment in the exercise area. She presented what equipment would fit in our space, any special needs for the equipment and the total cost which is currently \$22,000. This is the max from our wish list. The Board will decide at the regular meeting whether to go ahead with the plan depending on what the leasing company has to say.

15. C305 stairwells – upon advice of counsel, the Board discussed the “fix” that would be needed to address the HOAs issues regarding slippery stairs. The Board has asked the attorney to draft an agreement regarding the 3/8” plexiglass that will be installed, and also to hold the HOA harmless if there is a negative effect on property values. [A motion was made and seconded to fix the water issue with the unit owner, and to have our attorney draw up a hold harmless agreement.](#)

16. J Bldg – Breezeway is very dirty. The Divas have tried to clean this area, but the dirt is too ground in. Explore option of have the floor resealed or painted.

17. C Building – ceiling stairwell between C305 and C205 needs to be painted. Adding to Jim’s list.

18. E Building – alarm code went off and Cosco was called. Some parts were needed and building put on 24 hour fire watch in the interim. Issue has been resolved and the sprinkler system is working.

20. Tribella – cut back plants in front of windows. Bid \$1637. [A motion was made and seconded to approve this amount. Motion passed.](#) Valerie will meet with Tribella and discuss the timing to get done.

21. Tribella – remove dead plants and replant at K building. Bid \$2,983.88. [A motion was made and seconded to approve this amount. Motion passed.](#) Valerie will meet with Tribella and discuss the timing to get done.

22. Tribella – Mulch entire complex. Bid \$3,676. Board decided 1” mulch was adequate. [A motion was made and seconded to approve this amount. Motion passed.](#) Valerie will meet with Tribella and discuss the timing to get done.

23. Tribella – Aerate and seed all bare areas. Bid \$3,197.40. **A motion was made and seconded to approve this amount. Motion passed.** Valerie will meet with Tribella and discuss the timing to get done.

24. A304, light bulb keeps going out. Chris fixed.

25. L103, pictures of concrete floor under carpet broken up. Board discussed and determined since this is the flooring inside unit, it is homeowner's responsibility. Wayne was to send a letter to the Homeowner explaining the decision.

26. Christmas trees removed. It was discussed that the Boy Scouts be contacted to come and pick up the trees for disposal for a \$150 donation. Wayne was to contact them and make the arrangements.

27. E408 – water leaking from ceiling. Jim was to and check this to determine cause and repair.

28. C building – chalk and breezeways need cleaning. Mark stated that the Divas can't hook up their machine to clean this area because none of the homeowners will agree to let them use a power outlet.

29 - 30 - Requests for Cabana keys and storage. **Mark states these have been addressed.**

*Jim Bauer Assignments*

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

32. Bldg K – kitty litter needs to be scraped up and removed from edges of garage. **Done.**

33. Bldg A. Sheetrock for basement. **Jim will do eventually after siding.**

A long list of repair assignments, mostly from CAU repair list has been assigned to Jim to work on throughout the year. These will be added to the punchlist for monitoring.

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on February 25, 2015, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by:                Renton Ridge Board