

Renton Ridge Homeowners Association

Meeting Minutes
March 25, 2015

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 8:30 PM on March 25, 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

Homeowners Present: Several homeowners remained after the annual meeting. Also present was Wayne Elliott and Chuck Van Houweling. of The Management Trust. Jim Bauer was also present.

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 \$56,633 in the regular checking account as of February 28, 2015. There was \$80,495 in the siding account and \$194,799 in the general reserve fund. (This does not include the insurance reimbursement for the Sprinkler breakage.) Aging report showed that there was \$75,628 owing in past due dues. \$47,305 of that is 90 days or more.

New Business

New bait boxes need to be reset and the old company (Willis?) needs to come get theirs.

Once again the general membership is reminded that BBQs are not allowed unless they are electric. There are communal BBQs at the picnic area and playground area that can be used.

Security issues – there were 3 break ins reported in the last few weeks. The person was getting in through unlocked windows and doors. Everyone was

asked to please be diligent in locking their doors and windows and to report any suspicious activity to the police.

PSE's gate is open again allowing vagrants access to our backyards.

Light bulb out at C building.

Open Issues

The HOA punch list was reviewed.

Board Issues

1. **Reserve Study.** Forms have been sent in. No definitive date as to when this will be done. (we are early on this).

2. **FHA Approval.** At present, Renton Ridge has 43% tenancy. We cannot go over 50% to achieve and that is with conditions. With the new insurance policy, we will be able to go forward and get this reactivated.

3. **Annual Audit** – Paperwork is filled out.

4. **Hardwood floors** – The situation is becoming critical. Many more complaints about noise issues and hardwood floors. We don't have much in the way of enforcement and if the Board changes the policy, many will claim grandfathered in and not remove the floors.

5. **Stairwell/water issue (C305)** – Board still needs to sign agreement with homeowner regarding this issue. TMT reported that the owner has not been presented with the agreement. They were instructed to get it signed.

6. **PSE access.** The gate is still opened and vagrants are coming onto the property. With the recent break ins this is becoming an area of concern.

Construction Projects

8. **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 getting drawings together. Permits are scheduled to be pulled in mid-May.

9. **Mailbox replacement.** Jim reported that the drawings were completed and awaiting approval by the Board.

Complex Maintenance

10. **Sprinkler Inspection.** Cosco is replacing pipe and rebuilding an air system for building E. Also need to drain drum drips for building E. Mark advised that it would cost \$150 for the 16 drain drips to be moved to the outside so homeowners don't have to be disturbed when this routine maintenance needs to occur. Working on scheduling inspection for next month.

11. Replacing gym equipment. Leasing information was presented and reviewed by the Board. **New equipment was installed on 3/23/2015, with remainder two pieces to be installed the following week. This is done.**

12. E204 dripping from ceiling. Jim was supposed to investigate this. **Done.**

13. Tribella – remove dead plants and replant at K building. Bid \$2,983.88. **This will be completed in May.**

14. Tribella – Mulch entire complex. Bid \$3,676. Board decided 1" mulch was adequate. **This will be completed in April**

15. Tribella – Aerate and seed all bare areas. Bid \$3,197.40. **This will be completed in March.**

16. **Utility Services.** Need to do pump out of sewer pump. **Done.**

17. **Remove clippings behind A & B** – the landscaper is storing clippings behind A&B. Need to remove.

Jim Bauer Assignments

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

19. **Ground floor of buildings are dirty.** Diva's have tried to clean but it's not coming up. The flooring needs to be redone. Jim will do and add as part of siding project.

20. **Stairwell between C305 and C205.** The ceiling needs to be painted. **Done.**

21. A101 needs new window frame. Hole in wall.

22. **D bldg. drainage.** Bid is for \$10 to \$15,000. However, K and H are in worse shape. **Board decided to do K & H together first.** Jim to get bids.

23. **Sidewalk wood Handrailings.** These needs to be fixed and painted for new colors.

24. **Signs identifying sprinkler controls.** **This has been done.**

25. **Playground equipment.** These need to be checked for damage and need for replacement. In particular, ladder ring on slide.

26. **Signs for picnic area.** Need to put out “use at your own risk” signs.

27. **Sidewalk replacement.** There are some areas of the sidewalks that needs replacement. Inspect sidewalks for potential tripping hazards.

28. Sloped sidewalk area. These need to be painted to identify possible tripping hazards.

29. Light posts fixed in pool area.

30. K bldg. garbage asphalt. Replace heaving asphalt and flatten out.

31. D carport damaged. Need to fix.

32. C305 – put plexiglass up.

33. K bldg. dryer vent covers are on the ground.

34. H bldg. Sprinkler timer on ground.

35. F202 needs to be renovated so we can rent out.

36. Bldg A. Sheetrock for basement.

37. **Roof anchors.** Jim will do.

Adjournment

Meeting was adjourned at 9:15 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on April 22, 2015, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board