

Renton Ridge Homeowners Association

Meeting Minutes
April 22, 2015

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on April 22, 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: Six homeowners were present. 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 \$63,112 in the regular checking account as of March 31, 2015. There was \$107,161 in the siding account and \$195,803 in the general reserve fund. Aging report showed that there was \$78,184 owing in past due dues. \$53,314 of that is 90 days or more.

New Business

Some of the homeowners have gathered together for community events. They presented a proposal regarding setting up a community garden. The garden will be located near the children's playground next building D. The Board has approved the proposal to do the community garden.

The organizers have also requested to be put on the agenda for May 2015 to present on the Facebook page for Renton Ridge.

L building has a fern growing out of the 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. [Chuck will look into this.](#)
3. **Annual Audit** – Paperwork is filled out. Won't be done until after tax season.
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. [Need to contact Ken Hera to get new language to enforce this policy.](#)
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. **Cabana Security** – The Board reported several instances of finding teenagers squatting in the cabana (actually sleeping on the couches). A motion was made to deactivate all the keycards as of May 7, 2015 and then have times for people to come in and present their cards for reactivation. The planned times is over the Mother's Day weekend. [Motion was seconded and passed.](#)
7. **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. Mark stated that he called them to come out and look at the gates, but it didn't look as if it had been done.

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. Drawings were completed and approved by the Board. Jim will work on getting permits and present contract for Building F to be completed.

9. **Mailbox replacement.** Board approved the drawings. Betty will take the drawings to the post office to get them approved before taking them to the city for permits.

Complex Maintenance

10. **Sprinkler Inspection.** Make up day is scheduled for May 2, 2015. There are about 45 units than need to be completed.

11. E building sidewalk lights still on in the daylight. Electrician will check this out.

12. Fence by L building has blackberry growth. The Board is not responsible to trim bushes on the other side of the fence. This belongs to the property next door. [Done.](#)

13. C306 door – was damaged by sprinkler break. Wants the door fixed. [Jim will take care of repair.](#)

14. Security issues – The Board is discussing moving up the time table for getting a new security system and cameras at strategic locations around the complex. Mark will be talking to several security companies to discuss budget.

15. Change lights in E building. (from siding project) The lights were installed and were not the right ones. Need to be changed out. [Jim will do.](#)

16. Bait boxes need to be checked. Chuck needs to contact our pest control company and have these removed or checked.

17. Light bulb out in C building. Need to fix the light for the door. Wiring issue.

18. Replacement of pipes in E building. [Done.](#)

19. Replacement of drum drips so Cosco does not have to enter homes to drain. Cost is \$150/each. Cosco needs to supply the Board with a bid for approval.

20. Light post in pool area needs fixing. Mark and Chris said they would do this.

21. Tribella – remove dead plants and replant at K building. Bid \$2,983.88. [This will be completed in May.](#)

22. Tribella – Mulch entire complex. Bid \$3,676. Board decided 1” mulch was adequate. [This will be completed in April.](#)

23. Tribella – Aerate and seed all bare areas. Bid \$3,197.40. [Done.](#)

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

Jim Bauer Assignments

25. All Garages. Some of the garages have had trim knocked off and need to be replaced and painted. **This has been started.**

26. Roof Anchors. This is statutory requirement. Jim will do before siding.

27. Light on K building. Light is not working. Needs repair.

28. **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.

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

30. **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.

31. **Sidewalk wood hand-railings.** These needs to be fixed and painted for new colors. Some hand-railings are loose (E building) and broken (pool entrance from h building).

32. **Playground equipment.** These need to be checked for damage and need for replacement. In particular, ladder ring on slide. **Chris has fixed these.**

33. **Signs for picnic area.** Need to put out "use at your own risk" signs. **Mark doing this.**

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

35. Sloped sidewalk area. These need to be painted to identify possible tripping hazards. F building has lifting.

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

37. D carport damaged. Need to fix. **Started.**

38. C305 – put plexiglass up. Can't do until agreement is signed.

39. K bldg. dryer vent covers are on the ground. Have Bird Busters come and fix.

40. H bldg. Sprinkler timer on ground. **Done.**

41. Roof inspections for garages. Dave Falter can do.
42. Hole in H building siding.
43. F202 needs to be renovated so we can rent out. Jim will do during siding (separate issue). Needs to get us a bid to clean up.
44. Bldg A. Sheetrock for basement.

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