

Renton Ridge Homeowners Association

Meeting Minutes
May 27, 2015

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on May 27, 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 (absent)
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 \$67,643 in the regular checking account as of April 30, 2015. There was \$133,828 in the siding account and \$204,848 in the general reserve fund. Aging report showed that there was \$77,925 owing in past due dues. \$53,811 of that is 90 days or more.

The HOA still has not received the insurance settlement from CAU for the pipe breaks in December 2013.

New Business

No new business.

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. (tabled).
2. **Cabana Reservations Forms** – Mark to get more printed up.
3. New homeowners – A202 (Federal National Mortgage); G203 (Valeriu & Pet Ciobano); K302 (Nhi thuck Phan). Need to make sure all data for new homeowners is set up and that they have the information to send in their dues payments. Chuck stated we can't set up legally until the closing paperwork gets done. G203 is set up. K302 – rec'd paperwork and set up. Nothing on A202 at this time (possible foreclosure).
4. **FHA Approval.** At present, Renton Ridge has 41% 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 follow up.](#)
5. **Annual Audit** – Paperwork is filled out. Won't be done until after tax season. Auditor is requesting back up info. Chuck is getting this together.
6. **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. [Email was sent but no response from attorney.](#)
7. **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.
8. **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. [Done.](#)
9. **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. [Done.](#)

Construction Projects

10. **Siding project.** Permits cleared with the city. Contract is signed with JE Bauer Construction to do the work on F building. Siding project is to begin on July 6th, 2015.

11. **Mailbox replacement.** Plans were sent to Post Office for approval. After site visit from Postmaster, the permits were approved and sent to City of Renton to issue. Estimated 3 weeks before permits are issued from city. Still need contract from Jim regarding how much.

Complex Maintenance

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

13. E building sidewalk lights still on in the daylight. Electrician will check this out. **Done.**

14. K Building dryer vents – dryer vents are on the ground and birds getting into the holes. Get Bird Busters on this. **Still working on this.**

15. 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.**

16. **Bait boxes need to be checked. Williards has been contacted to come out and take care of bait boxes.**

17. Sign in picnic area – stating use at own risk. Mark will do this.

18. Roof inspection – garages needs to be inspected for structural integrity. Dave Falter is too busy to do. **Chuck will get bids for this.**

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

20. 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. **Where is bid?**

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

22. L Building – Fern growing out of roof edge. **Divas to do.**

23. Tribella – remove dead plants and replant at K building. Bid \$2,983.88.
Canceled. Waiting until after siding is completed for K building.

24. Tribella – Mulch entire complex. Bid \$3,676. Board decided 1” mulch was adequate. **Not completed to due to sprinkler system issues. The power was cut to sprinkler control. Needs to be fixed.**

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

Jim Bauer Assignments

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

27. D306 door – door needs to be replaced. Door was damaged during sprinkler disaster.

28. **Change lights in E bldg.** (left over from siding project). Wrong lights were put on.

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

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

31. **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.

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

33. **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.

34. **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).

35. **Sidewalk replacement.** There are some areas of the sidewalks that need replacement. Inspect sidewalks for potential tripping hazards. F building has lifting.

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

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

38. D carport damaged. Need to fix. [Started](#).

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

40. Hole in H building siding.

41. 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.

42. Bldg A. Sheetrock for basement.

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on June 24, 2015, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board