

# **Renton Ridge Homeowners Association**

Meeting Minutes  
June 24, 2015

## **Opening**

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on June 24, 2015 in Renton, Washington by Mark Denton, Board President.

## **Board Members Present**

Mark Denton, President  
Valerie A. Dreas, Secretary/Treasurer  
Lin Buchanan, Member (absent)  
Betty Park, Vice President (absent)  
Chris Jensen, Member (absent)  
Azhar Basit, Member

**Homeowners Present:** Twelve homeowners were present. Chuck Van Houweling of the Management Trust. Jim Bauer and Jesus 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 \$66,442 in the regular checking account as of May 31, 2015. There was \$160,494 in the siding account and \$213,836 in the general reserve fund. Aging report showed that there was \$82,281 owing in past due dues. \$62,923 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.

The treasurer stated that F building is going to cost \$280,000. There are two more payments to the siding account for the months of June and July which would bring the count to roughly \$210,000. There is the additional \$80,000 from the reserve account that is supposed to be transferred. A motion to move that \$80,000 from reserve to the siding account was made and the motion passed. Chuck was instructed to get the check for the Board to sign ASAP.

## **New Business**

L103 asked for approval for to install an air conditioner in window. HOA rules do not allow window mount air conditioners. Mark stated that he has one that is a portable with a thin slat that can be installed in a window sill without sticking out. They can be purchased at Frye's, Lowes, or McClendon's. McClendon's has the best selection. Any homeowner who currently has the ugly units sticking out of the window will be asked to remove them.

## **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. **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.**
4. **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.**
5. **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.**
6. **Insurance Reserve** – With the new insurance company and deductible, we need to move \$15,000 to the insurance reserve account. **Chuck will do.**
7. **Stairwell/water issue (C305)** – Board still needs to sign agreement with homeowner regarding this issue. **Chuck is instructed to get this to the homeowner for signature immediately.**

### *Construction Projects*

8. **Siding project.** Siding project is to begin on July 6<sup>th</sup>, 2015. Jim stated that Jesus will be his onsite manager. "F" building homeowners have been given a schedule for window replace, and when access will be needed. Dave Falter agreement for project oversight was signed and sent to him.

9. **Mailbox replacement.** Permits were approved just prior to the meeting. Mark has ordered the mailboxes and they will arrive in 3 weeks. Jim presented an estimate of \$18,000 to do the project. **Motion to approve was made and passed.**

*Complex Maintenance*

10. **Sprinkler Inspection.** Inspections were completed, but still waiting for Cosco to provide the bid for repairs that are needed.

11. F building has lights not going off when they should. **Done.**

12. E building sidewalk still on in daylight. **Done.**

13. E105 needs ivy cutback. **Done.**

14. **Security issues** – there has been problems with the keycard access to the cabana and pool. A wire was broken at the pool gate which has been fixed. However, HOA is still experiencing problems with access due to computer issues. Mark has spoken with a security company about updating the computer program as well as installing cameras around the complex to deter thefts and dumping, as well as in and around the cabana to protect the pool area and the new mailbox area. The cost is approximately \$30,000.

15. **Sprinkler system issues** – The Board has received several reports regarding sprinkler system issues, either no spray or leakages. Tribella has been notified and will be working to resolve all issues report.

16. **Dryer vents – K Building** – there are still a couple of dryer vents that have not been replaced. Birdbusters needs to fix this. **Chuck will contact them.**

17. **Security Issues** – see item #14.

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

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

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

21. Communal BBQ's out – Divas will do. **Done.**

22. 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?**

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

24. Pool repairs – the spa area was vandalized when someone put soap in the hot tub. Soap bubbles and other things were found in the pool. The area was shut down for a week to empty the spa and check the pool water for cleanliness. **The pool is now open again.**

25. L Building – Fern growing out of roof edge. **Done.**

26. Tribella – Mulch entire complex. Bid \$3,676. Board decided 1” mulch was adequate. **Sprinkler system is still being fixed. Once that’s complete, this will occur.**

*Jim Bauer Assignments (list was skipped due to time).*

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 and D 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 July 22, 2015, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board