

Renton Ridge Homeowners Association

Meeting Minutes
August 26, 2015

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on August 26, 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 (late)
Chris Jensen, Member
Azhar Basit, Member

Others Present: 5 homeowners were present. Chuck Van Houweling of the Management Trust and Jim Bauer were also present.

Approval of Minutes

The previous month's minutes were unanimously approved.

Treasurer's Report

The Treasurer reported that the Board packet did not include the checking account balances, so there is no report on what the balances are. Aging report was also missing so nothing to report at this time.

The Treasurer reported that the HOA is receiving substantial funds from delinquent accounts. A motion was made to take any back payments and put them 100% into the siding account. The motion was subsequently amended to put half in siding and half in the general reserve fund. **Motion to divide money collected from old debts – half in siding account, half in general reserves – passed 4 to 1.**

New Business

It was reported that some of the mulching has been washing away from the sprinklers and rain. Needs to be re-spread around.

There is still an issue with the C building lights.

There is still some concern over the SFR across the street that has been used by teenagers as a party house.

Gutters will need to be cleaned. Need to have Divas do that.

Fire Marshall wants to do an inspection of the property on September 9.

Discussion about replacing polypropylene pipe in attics. Have Perez get a bid on this.

Open Issues

The HOA punch list was reviewed.

Board Issues

1. **Reserve Study.** Forms have been sent in. The Board can expect to see this in September.

2. **FHA Approval.** At present, Renton Ridge has 41% tenancy. TMT believes that we can get an exception, if that is the only one. **Chuck will follow up.**

3. **Annual Audit** – The auditor has been submitting their final questions to TMT. This should be done soon.

4. K301-Tharpe – problem with Wells Fargo and refinancing. There is an issue with the way the insurance policy is written that doesn't comply with Fannie Mae/Freddie Mac guidelines. Only Wells Fargo has been "enforcing" these rules. Not an issue with other banks. There much we can do about it. Our insurance policy covers all our buildings not separate buildings. They want a policy for each building. Not happening.

5. **Hardwood floors** – A request was sent to Ken Herra to beef up the language in our HOA rules to give more enforcement power. **Chuck will follow up with him to find out the status.**

Construction Projects

6. **Siding project.** F building is almost done. The siding of the building has been completed; the building is approximately 70% painted. Inspection report stated that everything was fine with the project. F building should be done in about a week and a half.

7. **Mailbox replacement.** The roof is on and the post office needs to put keys in for general access. Keys were distributed to most of the homeowners. There are about 30 who have yet to contact the Board about keys. The Board will schedule another time for the remaining people to get their keys after the mailboxes are officially opened.

Complex Maintenance

8. **Sprinkler Inspection.** This matter is going to be tabled. We are getting into the next inspection season for the sprinklers, so will wait until after this to deal with issues.

9. **F303 leak** – Leak in master bedroom bath. Homeowner was unsure of where leak was coming from since this is newly remodeled. Chris attempted to view the leak, but homeowner was not at home. The roommate didn't know anything about it.

10. **Repaint metal carports.** Divas put in a bid for \$800 per carport to be done over a 2 year period. Jim Bauer stated that he would like to bid on the project as well.

11. A102 – Water dripping from A202. Issue with sheetrock. HOA will pay this cost to fix.

12. F303 Leak in master bedroom. TMT is to get Perez Plumbing out to assess and fix the problem.

13. **Missing Inspection Plate** – C building. A homeowner reported that the cover for the water meter was missing. TMT to call water company to come and replace.

14. Pool Card Reader – This issue is in conjunction with the mailbox project as some of the wiring needs to be rerouted. The issue should be resolved when the mailboxes are installed. Until then, homeowners are instructed to access the pool through the cabana. Still working on this issue.

15. **Landscaping sprinklers** – the Board has received several complaints of some problem areas with the sprinklers. Tribella has been working on these issues. Some sprinklers have been dug up and heads replaced; some needed to be located and directional issues resolved; D bldg. has to get a new controller for that system. Most of the issues are or have been resolved that has been reported. **Done.**

16. **K bldg. dryer vents** – There is still a missing vent cover on the north side of K building and now, the birds have poked through one of the ones on the south side and a bird's nest is fully operational. We are still under warranty for these issues. Birdbusters has still taken care of this.

17. **Security issues** – Chris was given \$1050 to purchase new security cameras for cabana area and several other strategic places on the property to provide video surveillance. Still working on this.

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. Chuck provided bid from roofing company to inspect that was less than \$1,000. The Board instructed TMT to hire them to provide inspection report.

20. Replacement of drum drips. In order for Cosco to deal with drain drips without entering homes, it was proposed that the Board approve that these be placed outside so homeowners don't need to be disturbed. Cost is \$600/each. Cosco has given Mark a bid to do this work for \$10,000. **TMT to schedule the work to be done.**

21. Light post in pool area needs fixing. **Done.**

22. Tribella – Mulch entire complex. **Done.**

Jim Bauer Assignments

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

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

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

26. Roof Anchors. Done.

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.** Pool stairs outside of H building. Also need to do hand railing from street to cabana.

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

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

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

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

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

37. Hole in H building siding.

38. F202 needs to be renovated so we can rent out. Some bank activity so tabled for the moment.

39. Bldg A. Sheetrock for basement.

Collections:

Account #784004 has an agreed payment plan of \$200 plus regular dues amount. The Board has unanimously approved this plan.

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on September 23, 2015, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board