

# **Renton Ridge Homeowners Association**

Meeting Minutes  
September 23, 2015

## **Opening**

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on September 23, 2015 in Renton, Washington by Mark Denton, Board President.

## **Board Members Present**

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

**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 as of August 31, 2015 there was \$21,740 in regular checking and \$104,821 in the siding account. There is \$85,091 in the general reserve and \$10,101 in the Insurance reserve account.

These amounts are incorrect. The siding account should only have less than \$50,000 since we are at the end of a construction project and are building up for next year's building season.

The insurance reserve should be at \$25,000 because this is our new deductible and the general reserve should be higher.

Chuck stated that some money was misapplied to the wrong reserve account and that this has been fixed. \$55,000 was moved the sliding account to the general reserve account, as well as the \$15,000 additional funds to the insurance account. Everything will be back to where it should be at the next meeting.

Aging report shows that outstanding balances are \$77,915, with \$56,769 being 90 days or more. Several of these accounts are about to be dealt with as bank foreclosures are pending and monies are being collected. Judgments have been taken out against the delinquent ex-homeowners, and will be watched for collectability.

### **New Business**

E Building – has root intrusion from poplar trees. Talked about cutting them down, but need to study whether this will change the environment around the area since poplars are huge water drinkers.

K Building – there is a hole in front of K building that looks to have a missing cover for a utility access point. Need to contact water(?) to get new one.

BBQ area – Divas need to put away all the BBQ equipment and close this for the winter.

Street light poles on street in front of K and H buildings need to be fixed.

### **Open Issues**

The HOA punch list was reviewed.

#### *Board Issues*

- 1. Reserve Study.** Chuck reported that the firm that had previously done our reserve study has been unresponsive and now apparently are no longer providing reserve studies. He presented a proposal for TMT to do the reserve study. Cost is \$1,173 which includes onsite visit or \$673 without a site visit. The Board will discuss further.
- 2. FHA Approval.** The HOA is at 47% leased properties. This is too high for FHA approval; unless these numbers go down and/or a rental cap is imposed. Unfortunately, the voting requirements to pass the rental cap is too high, 90% or greater and unlikely to pass by the membership due to the number of landlords who own property here. (Historically, a rental cap was brought before the membership before and failed.) Thus, Renton Ridge will no longer be eligible for FHA approval. This matter is closed.
- 3. Annual Audit** – The audit has been completed and will be presented to the Board members to review.

4. **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*

5. **Siding project.** F building has some lights to do in conjunction with E building which had the wrong lights put on the building last year and will be replaced to the proper specs. Cabana is essentially done, but has a few final things to be done. Mark has been compiling a list for Jim as to what needs to be done to be considered complete. The cabana is still not open to homeowners due to interior work that needs to be finished. This should get resolved soon. Homeowners are still to access gym via pool gate and back door.

6. **Mailbox replacement.** The mailboxes are in, completed and signed off by the city. Keys have been given out to all but 30 units. Anyone who does not have a key yet is to contact the Board for the next opportunity to get them.

*Complex Maintenance*

7. **Sprinkler Inspection.** Cosco needs to be contacted to schedule winterization. Sprinkler inspections will be done in March 2016.

8. **Chimney Inspections.** Chuck will schedule a time for Chimney Specialists to do this.

9. **Dryer Vent Inspections.** Chuck will schedule this.

10. **Clean gutters.** This has been done.

11. **Check fire system.** Fire Marshall conducted tour on 9/9. Received report from him regarding issues. Several of the buildings needs to have a sign identifying sprinkler riser room. Building D had materials under the stairs that has to be removed (against code). The fire lanes have to be repainted and marked as fire lane. (cost estimated at \$10,000.) Have to label fire alarm door panel. Nothing of significance.

12. **C Building – polypropylene piping in attic.** Get bid from Perez Plumbing to replace what's there.

13. **C301 leak.** May be related to #12. Still trying to get with homeowner to have this looked at and resolved.

14. **Repaint metal carports.** We received no bid from Jim Bauer for this. Board went with Divas who will start on the ones down by E and F building.

15. **A102 – Water dripping from A202.** Issue with sheetrock. HOA will pay this cost to fix. **Done.**
16. **F303 Leak in master bedroom.** Homeowner has been advised to hire a plumber to come and look at the issue and determine where the leak is coming from. The cause of the leak will determine whether the HOA needs to be involved or it is a homeowner issue.
17. **Missing Inspection Plate – C building.** A homeowner reported that the cover for the water meter was missing. Water company was notified by still have not resolved the issue.
18. **Pool Card Reader –** This issue is resolved.
19. **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. Birdbusters has been a bust in getting them to come and fix. Assigned to Divas to put on covers.
20. **Security issues –** Chris has purchased the new camera system, but has yet not installed it. Jim's electrician created the piping to allow the wiring to be done.
21. **Sign in picnic area –** stating use at own risk. **Mark will do this.**
22. **Garage roof inspection –** Inspection report shows that garages are essentially in good shape; however, roof covering will need to be addressed as well as the siding replaced and painted. Chuck will get us bids to do this. Will most likely do the garages over the next couple of years as the siding on the buildings is done.
23. **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. This is to be done in a couple of weeks.

*Jim Bauer Assignments*

24. **All Garages.** Some of the garages have had trim knocked off and need to be replaced and painted. **This has been started.**
25. **D306 door –** door needs to be replaced. Door was damaged during sprinkler disaster.

26. **Change lights in E bldg.** (left over from siding project). Wrong lights were put on.
27. Light on K building. Light is not working. **Done.**
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. **Done.**
30. **Buildings K, H and D drainage.** Bid is for \$10 to \$15,000. However, K and H are in worse shape. 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. **Hole in H building siding.** Hole has been covered, but siding still needs to be painted.
37. **F202 renovations.** Some bank activity so tabled for the moment.
38. **Bldg A. Sheetrock for basement.** After siding.

### **Adjournment**

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on October 28, 2015, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board