

Renton Ridge Homeowners Association

Meeting Minutes
December 9, 2015

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on December 9, 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
Shelly Ulrich, Member

Others Present: Brandi of the Management Trust and Jim Bauer were also present.

Note: Chuck Van Houweling of the Management Trust is on family leave for an indefinite time. Brandi filled in for the Budget meeting and a temporary property manager will be assigned until Chuck is able to return.

Budget Meeting

The annual budget meeting was called to order. Brandi took attendance for the homeowners present. There were not enough members present to establish a quorum. It was established that proper notice was given and sent to the Homeowners in a timely manner.

The Treasurer presented the budget and answered questions from the floor. The 2016 budget included a 3% increase to the base amount for dues. No increase to the amount of the siding payment was proposed.

The Board voted unanimously to approve the budget for 2016.

Regular Meeting of the Board

Approval of Minutes

The minutes were prepared, but the question to approve was not posed. Will bring up at January's meeting.

Treasurer's Report

Since the meeting was held so early in the month, the November financials were not available at the time of the meeting. This will be addressed in January's meeting.

New Business

No new business was brought from the floor.

Manager's Report

There was no manager's report.

Open Issues

The HOA punch list was reviewed.

Board Issues

1. **Reserve Study.** TMT will check on the status of this reserve study.
2. **Annual Audit** – The Board still has not seen the audit. TMT will follow up to find out where it is.
3. **Hardwood floors** – This question has not been discussed at length by the Board. Review in January for Annual Meeting.

Construction Projects

4. **Siding project.** 2016 building season will start in July 2016.

Complex Maintenance

5. **Winterization.** Scheduled with Cosco for week of December 14th.
6. H & K Street lights are out. Mark is to take care of this.

7. E Building – storage area sewage issues. Instructed Plumbing Joint to come and fix.
8. F303 leak – Plumbing Joint to come and fix.
9. **C301 leak.** Smith Fire was sent to check sprinkler to check for leak. This issue is resolved. **Done.**
10. **Cabana carpet cleaning.** Divas came and did them. **Done.**
11. **Fire Marshall Inspection.** We passed after making minor corrections. Still need to paint fire lanes; which we have until June to complete. Money is allocated in 2016 budget for this.
12. **C Building – polypropylene piping in attic.** Get bid from Perez Plumbing to replace what's there. Check with TMT to see if bid received.
13. Same as Item 9.
14. **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.
15. **Security issues** – Wires are hanging, but no other progress. Chris is still supposed to get this done.
16. **Garage roofs** – 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.
17. **Replacement of drum drips.** Scheduled for week of December 14th.

Jim Bauer Assignments

18. **All Garages.** Some of the garages have had trim knocked off and need to be replaced and painted. **This has been started.**
19. **D306 door** – door needs to be replaced. Door was damaged during sprinkler disaster.
20. **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.

21. **Buildings K, H and D drainage.** Bid is for \$10 to \$15,000. D building was supposed to be done this year, but Jim did not “get to it” in time before the weather changed. Now, this has been postponed until Spring.
22. **Sidewalk wood hand-railings.** Pool stairs outside of H building. Also need to do hand railing from street to cabana.
23. **Sidewalk replacement.** There are some areas of the sidewalks that need replacement. Inspect sidewalks for potential tripping hazards. F building has lifting.
24. **Sloped sidewalk area.** These need to be painted to identify possible tripping hazards.
25. **K bldg. garbage asphalt.** Replace heaving asphalt and flatten out.
26. **Hole in H building siding.** Hole has been covered, but siding still needs to be painted.
27. **F202 renovations.** Need to be completed ASAP so we can rent out.
28. **Bldg A. Sheetrock for basement.** Still waiting.

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on January 27, 2016, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board