

Renton Ridge Homeowners Association

Meeting Minutes
January 27, 2016

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on January 27, 2016 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
Chris Jensen, Member
Shelly Ulrich, Member

Others Present: Denise Rasmussen (filling in for Colleen Poole) of the Management Trust and Jim Bauer were also present.

Note: Chuck Van Houweling of the Management Trust has left TMT. Our new property manager is Colleen Poole.

Approval of Minutes

The minutes were approved via email.

Treasurer's Report

There is \$60,020 in general checking account. Siding account has \$63,995. The treasurer noted that there was too much in the general account and the siding account appeared light. TMT was directed to check to make sure that the monthly contribution to the siding account was being transferred.

Maintenance reserve account has \$152,236.

Aging report showed a total of \$69,984 in arrears. The treasurer reported that some of this will be wrote off due to bankruptcy dismissals.

New Business

There is an abundance of dog feces begin left around the property, particularly near the gazebo area next to F building.

Issue with C304 regarding repair of subflooring and quality of work by contractor. Discuss further in executive session.

Manager's Report

There was no manager's report.

Open Issues

The HOA punch list was reviewed.

Board Issues

1. **Reserve Study.** A site visit from the appraiser is being scheduled. Chris will follow up to show the appraiser around the property within the week.
2. **Annual Audit** – the treasurer reported that we had not seen a 2013 audit or the 2014 audit that supposedly being finalized last September. TMT is to follow up on this. The 2015 contract was signed by the treasurer.
3. **Storage Unit** – TMT requested update on storage units rented to make sure all units were being billed properly. Mark is to follow up on this.
4. **C202 lawsuit** – the board has not heard what the status of this suit was. Last known was that the attorney Jeffry Bilanko of Gordon Reese was supposed to file a motion to dismiss the HOA from the case. TMT to contact Mr. Bilanko and find out status.
5. **Insurance Renewal** – The Board authorized to renew insurance policy with Gallagher. TMT to handle this.
6. **L column of new mailbox area was broken.** This has been fixed. **Done.**
7. **F203 hardwood floors.** Homeowner asked to put in hardwood floors. This is a ground floor unit, so permission was granted.
8. **F204 windows.** Before F building siding project occurred, homeowner asked that the windows removed from the building be returned to them. The contractor did not do so. The Board authorized reimbursement for the windows in the amount of \$352. TMT instructed to cut a check. **Done.**

9. **Coupon books** were received with new mailing address for payments. Late fees were suspended due to late notification to homeowners who pay by bank payment. No issues were mentioned. **Done.**

10. **D103 break in.** It was reported that D103 had a break in. That was not true. Their door was broken and needed repairs. No break in occurred. **Done.**

11. **Hardwood floors** – We would need to change the Declarations which does not directly ban hardwood flooring. Our attorney has offered several changes to the rules and regulations for the HOA that would limit the decibel levels of noise intrusion into other units due to hardwood floors. This would mean that homeowners putting in hardwood floors on upper floors (or have already done so without the Board's knowledge) would have to meet those requirements or will need to remove the hardwood floors entirely. Language to that effect needs to be drawn up and sent to the members prior to the Annual Meeting in March. This will give the HOA legal standing to have Homeowners remove hardwood floors that are not properly installed and are intruding on the quiet enjoyment of other units. TMT is to contact Condo Law and have a draft of the proposed policy for the annual meeting.

Construction Projects

12. **Payments to Bauer & Falter.** Some late invoices were noted from our vendors. This issue is resolved. **Done.**

13. D Bldg warped siding. A homeowner stated that the siding in D building was warped. This was looked at by the Board. The siding was replaced over studding that has bent over time, so there is some bulging, but the siding is not warped. There is no issue with structural soundness either. **Done.**

14. **Siding project.** Jim Bauer is directed to have Dave Falter get plans for B and A buildings. Jim is also to get bids for these two buildings once plans are drawn up.

Complex Maintenance

15. **Winterization.** **Done.**

16. **E403 leaking.** Water was coming through dining room light. Chris went up to attic to find where leak was coming from, but found nothing. The leak stopped. Some dampness around the insulation, but no leaking from the roof or sprinklers. It was raining pretty heavily and may have to wait for rain to come again if issue reoccurs. **Done.**

17. **Doors left in E building dumpster.** Divas put in garbage bin. **Done.**
18. **Mattress and Christmas tree in K building dumpster.** Removed. **Done.**
19. **D304 bathroom vent.** Homeowner stated dripping at bathroom vent. This is common problem on upper floor units due to condensation accumulation, particularly if vent fan is not used. Homeowner was given permission to wrap the pipes above to alleviate the situation. **Done.**
20. **G204/G304 leak.** G204 homeowner reported leaking coming from G304. G304 was contacted. Nothing further regarding issue was reported. **Done.**
21. **H304 bathroom vent.** Same deal as D304. Condensation built up. Homeowner notified. **Done.**
22. **C304 subflooring fix.** The Board previously approved \$6,000 to fix subflooring (common area). Jim presented bill for \$7,500. Board approved additional \$1,500. **Done.**
23. **C105 rats.** Homeowner complained of rat intrusion into the unit. Willard's was dispatched to look into the problem. However, issue with service from Willard's. TMT to follow up on what happened. Also to supply names of alternate pest control companies for consideration of replacing. Willards.
24. **F201/F301 toilet leaking into lower unit.** Homeowner complained of issue. F301 was contacted to take care of. No further communication from F201. **Done.**
25. **Chimney inspection.** The Board received a bid for repairs to one of the chimneys and 13 units that needed to be cleaned. The Board had no indication that the repairs or cleanings were scheduled. TMT to follow up with them and get these scheduled if not done.
26. **H302 light broken.** The outdoor light for this unit was smashed. No indication as to why or how. Light was replaced by Divas. **Done.**
27. **A102/A202 leaking.** Homeowners stated that A202 was leaking into their unit. The issue was resolved. **Done.**
28. H & K Street lights are out. Valerie has insisted that we hire someone to take care of electrical issues since Chris and Mark cannot get to it. TMT recommended Illumination Services. They will also add A & B garage light that is out. As well as carport in front of C building which is also damaged. Chris is to get with Illumination and get bid on work to be done.

29. **E Building – storage area sewage issues.** Instructed Plumbing Joint to come and fix. No indication from Plumbing Joint as to problem or if it was fixed. TMT to follow up on this.

30. **F303 leak** – Plumbing Joint to come and fix. We don't have a report on this one either.

31. **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.

32. **C Building – polypropylene piping in attic.** Get bid from Perez Plumbing to replace what's there. Check with TMT to see if bid received. Will need to coordinate with C303 to have access to attic area to replace them.

33. **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. TMT to contact the Water company and have them replace. We insist.

34. **Security issues** – The exterior cameras are installed and video recording is completed for mailbox area and front door to cabana. Still need to up in other areas.

35. **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. Work out replacement schedule or do after all siding is complete.

36. **Replacement of drum drips.** Doing second week of February.

Jim Bauer Assignments

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

38. **D306 door** – door needs to be replaced. Door was damaged during sprinkler disaster. **Done.**

39. **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.

40. **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.
41. **Sidewalk wood hand-railings.** Pool stairs outside of H building. Also need to do hand railing from street to cabana.
42. **Sidewalk replacement.** There are some areas of the sidewalks that need replacement. Inspect sidewalks for potential tripping hazards. F building has lifting.
43. **Sloped sidewalk area.** These need to be painted to identify possible tripping hazards.
44. **K bldg. garbage asphalt.** Replace heaving asphalt and flatten out.
45. **Hole in H building siding.** Hole has been covered, but siding still needs to be painted.
46. **F202 renovations.** In progress.
47. **Bldg A. Sheetrock for basement.** Still waiting.
48. Balcony floors and walkway paints.
49. Replace C104 door.
50. Demolish old mailbox area.

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on February 24, 2016, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board