

Renton Ridge Homeowners Association

Meeting Minutes
February 24, 2016

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on February 24, 2016 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: Colleen Poole of the Management Trust and Jim Bauer were also present.

Approval of Minutes

The minutes were approved.

Treasurer's Report

There is \$12,755 in PWB general checking account and 44,671 in AAB general checking. The two accounts because TMT is switching banks. Siding account has \$90,661.

Maintenance reserve account has \$169,648.

Aging report showed a total of \$70,129 in arrears. The treasurer reported that some of this will be wrote off due to bankruptcy dismissals.

New Business

L Building lights out.

High janitorial expenses – encompasses F202 fix expenses.

B103 wanted additional parking; however, not allowed parking spaces when in arrears. Board voted 4 to 1 to uphold rules. 1 abstained.

Manager's Report

There was no manager's report.

Open Issues

The HOA punch list was reviewed.

Board Issues

1. **Reserve Study.** TMT presented draft report from the appraiser. The Board is to review for any issues.
2. **Annual Audit** – TMT talked to our accountant and found that no audit had been ordered (even though it was represented it was in the works). Treasurer signed contracts to do 2013 and 2014 as well as 2015. The accountant will get this done.
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 heard from the attorney that our motion to dismiss was granted; however, the complaint was amended to include a new allegation that the judge wanted to hear briefing about. Interrogatories and Requests for Production were presented to the Board. The good thing is the new allegation does not include penalties for attorneys' fees and punitive damages so if for reason the Board loses this case (highly unlikely), the amount of payout is limited.
5. **Insurance Renewal** – Renewal documents were filled out and signed by Treasurer. **Done.**
6. **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

7. Siding project. Dave Falter will take 5 to 6 weeks to get drawings to us due workload. Jim is also to get bids for these two buildings once plans are drawn up.

Complex Maintenance

8. A & B Garage lights. These are faulty and need an electrician to fix. We are contact Illumination for several electrical issues on the property.

9. C Building lights. Need to be repaired. Also a job for Illumination.

10. K&H dumpsters have mattresses. Get Dan to remove them.

11. C304 flooring issue. Homeowner/Tenant instructed to get a contractor for whatever work they need to redo. Board will cover the same \$6,000.

12. C105 rats. TMT suggested All Seasons Pest Control. TMT will get bid for us to review and have Williards remove their rat traps.

13. Chimney inspection. The cleaning of the 13 units is scheduled for March 3rd.

14. H & K Street lights are out. Illumination is to look at the issue. Will need to dig up the sidewalk area to find the problem.

15. 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.

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

17. 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.

18. 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.

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

20. **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.

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

Jim Bauer Assignments

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

23. Remove old mailboxes.

24. **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.

25. **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.

26. **Sidewalk wood hand-railings.** Pool stairs outside of H building. Also need to do hand railing from street to cabana.

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

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

29. **K bldg. garbage asphalt.** Replace heaving asphalt and flatten out.

30. **Hole in H building siding.** Hole has been covered, but siding still needs to be painted.

31. **F202 renovations. Done.**

32. **Bldg A. Sheetrock for basement.** Still waiting.

33. Balcony floors and walkway paints.

34. Replace C104 door.

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on April 28, 2016, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board