

# **Renton Ridge Homeowners Association**

Meeting Minutes  
April 27, 2016

## **Opening**

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

## **Approval of Minutes**

The minutes were approved.

## **Treasurer's Report**

There is \$12,881 in PWB general checking account and \$65,358 in AAB general checking. The two accounts are because TMT is switching banks. Siding account has \$143,994.

Maintenance reserve account has \$186,632.

Aging report showed a total of \$68,814 in arrears. The treasurer reported that some of this will be written off due to bankruptcy dismissals.

## **Election of Officers**

At the annual meeting last month, there was no quorum to vote in officers. Another vote was taken this month. Two candidates were presented, Shelley

Ulrich and Valerie A Dreas. Since there were no other candidates, both were elected to the Board.

### **New Business**

Need to pull weeds from flower beds. New plants growing up that will choke the regular plants.

Looking for children's books for the library in the cabana.

L building has drainage issues that will need to be addressed.

Fire inspection showed that sprinkler heads needed to be replaced. These will be done over the next two months.

E206 has issues with toilet flushing.

BBQ area will be set up and pool deck will be pressure washed and get ready for summer season.

Cosco sent bid to do sampling for sprinkler test - \$48,000. Believe that they are reading the code wrong and need only test two. Mark will discuss with inspectors and get back to us.

### **Manager's Report**

There was no manager's report.

### **Open Issues**

The HOA punch list was reviewed.

#### *Board Issues*

1. **Reserve Study.** Reserve study is complete. **Done.**
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** – Board requested an update on this issue.

5. **Insurance Renewal** – Renewal documents were filled out and signed by Treasurer. **Done.**

6. **Hardwood floors** – The Board was presented with 3 options to review. Option 3 was requested regarding new noise requirements with respect to hardwood floors. A sample will be presented at the next Board meeting for approval.

*Construction Projects*

7. **Siding project.** Drawings are finished and Jim is putting together contracts and permits being applied for.

*Complex Maintenance*

8. A & B pole 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. In progress and will be done soon.

10. K&H dumpsters have mattresses. Get Dan to remove them. Dan removed some, but there is still more stuff that has accumulated. Have Dan remove.

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. **Done.**

13. **Chimney inspection.** The cleaning of the 13 units is scheduled for March 3<sup>rd</sup>. **Done.**

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.** Having Perez come and check it out.

16. **F303 leak** – Call Perez to come out.

17. **C Building – polypropylene piping in attic.** Need to coordinate with owners to enter the attic area.

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. L101 bird nest in dryer vent. Contacted Critter Control to inspect. The nest was in construction mode, no babies or eggs. It was removed and vent cover replaced. **Done.**

22. Window Washing – Divas gave bid of \$7,500. The amount was approved by the Board.

23. Irrigation System – Tribella will get started on this soon. Will need to rebuild behind D building due to drainage work.

24. G102 – leak in unit. The homeowner's damage is HOA responsibility due to common plumbing pipe broken. There has been problems coordinating bids. The Board decided to get a check for the amount the homeowner's insurance company stated as the cost to repair. Board thought the repair cost was a bit low and went back to insurance agent to verify. Once that is verified, the homeowner will be cut a check and papers signed to end this matter. It will be the homeowner's responsibility to contract the repairs. The Board reserves the right to inspect the common area repair.

25. L building alarms going off. After inspection by Cosco, the cause was determined to be a faulty horn. The horns in the building will be replaced.

26. E102 reported that the door number on the door is missing. The Board decided to investigate the cost of replacing all door numbers in light of the siding project.

27. Gym Equipment – the rowing machine has no power and an issue with the treadmill. The 6 months maintenance is due. TMT to contact and schedule to be done.

28. A building – cable across the front of building. Apparently one of the cable companies put a cable that wrapped the building before getting to the actual unit it was to service. It is an eyesore. Cable company to be contacted and fix it.

29. **Replacement of drum drips.** Doing second week of February. **Done.**

*Jim Bauer Assignments*

30. **All Garages.** Some of the garages have had trim knocked off and need to be replaced and painted. **Done.**

31. Remove old mailboxes. **Done.**

32. **Ground floor of buildings are dirty.** Divas 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.

33. **Buildings K, H and L drainage.** **D is done.** L is next.

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

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

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

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

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

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

40. Balcony floors and walkway paints. **Done.**

41. Replace C104 door. **HOA not responsible.**

**Adjournment**

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on May 25, 2016, in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board