

Renton Ridge Homeowners Association

Meeting Minutes
February 25, 2015

Opening

The regular meeting of the Renton Ridge Homeowners Association was called to order at 7:00 PM on February 25, 2015 in Renton, Washington by Mark Denton, Board President.

Board Members Present

Mark Denton, President
Lin Buchanan, Member
Chris Jensen, Member

Valerie A. Dreas, Secretary/Treasurer
Betty Park, Vice President
Azhar Basit, Member

Homeowners Present: 5 homeowners were present. Also present was Wayne Elliott of The Management Trust.

Approval of Minutes

The minutes of the previous meeting were unanimously approved as distributed.

Treasurer's Report – Annual Budget Meeting

The Treasurer reported that there was \$43,607 in the regular checking account as of January 31, 2015. There was \$53,828 in the siding account and \$185,821 in the general reserve fund. Aging report showed that there was \$76,574 owing in past due dues. \$57,163 of that is 90 days or more.

New Business

There was a question about paying the siding portion of the dues one year in advance. Any question about that should be addressed to President Mark.

ADA spaces were painted over, but need to be painted again.

Issues with hardwood floors and noise complaints have escalated from some homeowners or their tenants.

Concern expressed about vagrants using PSE access road and camping down there and coming onto the property by C and D buildings. Mark is talk to PSE about securing that area.

Tribella's employees are storing lawnmower clippings behind A & B which need to be cleaned out.

Discussion about recent break ins to units. There is a rise in vehicle break ins as well. Valerie talked to Renton Police about patrolling the complex more often.

Open Issues

The HOA punch list was reviewed.

Board Issues

1. **Mailbox replacement.** Jim was instructed to get with Dave Falter regarding drawings and working on getting permits from the city of Renton. Mark was to discuss the mailbox construction with the postmaster to get approval. It was mentioned that the pool could not be opened until the construction was done. So timeline to get the project completed is by end of May.

2. **Insurance Claim.** All avenues for appeal have been pursued. The Board received a settlement letter to close the claim. The Board signed the letter and the claim will be closed. We will receive approximately \$27,000 reimbursement on the sprinkler break in A, C, D and E buildings that occurred in December 2013.

Wayne presented an insurance quote for Gallagher Insurance to take over from CAU insurance (scheduled to expire 2/28/2015). The insurance quote was reviewed and discussed. Insurance premium was half of CAU's quote to renew. However, the deductible was higher at \$25,000. But instead of per unit, it is per incident. **A motion to sign the agreement with Gallagher was made and seconded. The Board voted unanimously to approve going with Gallagher.**

The Board signed the Gallagher papers. Wayne was instructed to let CAU know their services were no longer required.

3. **Reserve Study.** Give to Janette to get this done.

4. **FHA Approval.** TMT was paid to get this approval and to date we have not received the final paperwork, or a status as to where we are on this. At present, Renton Ridge has 43% tenancy. We cannot go over 50% to achieve and that is with conditions.

5. B303 requested new tenant form to be sent. **Done.**

6. Parking spaces. ADA parking spaces were painted over and have been reassigned as rental spaces.

Complex Maintenance

7. Sprinkler insulation on C, D and E. CAU requested this for renewal. Cosco did inspect the sprinkler systems. Information provided to insurance company.

8. Fire System Safety Inspection. The annual safety inspection needs to be scheduled for all units. Mark will talk to Cosco about scheduling this and notice going to the homeowners.

9. Scheduling fireplace and exhaust vent inspections. Second round was conducted and about 20 units were not home to the inspections. The HOA will not be scheduling a third session. Wayne is directed to send a letter to those that have not yet been inspected and/or repaired that they are do this within 30 days at their own expense.

10. Siding project. Siding project is to begin in July 2015. Building F is the only building that will be done this year. Dave Falter is to be notified to get drawings ready and permits to be obtained from the city of Renton prior to the beginning of construction. Jim Bauer will need to provide his contract and expected fees for Building F.

11. Replacing gym equipment. Leasing information was presented and reviewed by the Board. **A motion to lease the equipment was made and seconded. The Board voted to enter into a lease agreement for the new gym equipment at the revised price of \$20,000.**

A general discussion regarding security in the gym room was discussed. The Board decided to install security cameras in the gym as a deterrent to vandalism or abuse of the equipment.

12. C305 stairwells – An agreement was drafted by the Board attorney for the HO to sign regarding hold harmless. Valerie noticed when posting notices on doors that the bottom stairs on that side had pooling water on it. Investigation into making sure the pooling stops as well needs to occur.

13. E204 dripping from ceiling. Jim was supposed to investigate this. Was it done.

14. J Bldg – Breezeway is very dirty. This is added to Bauer's list of maintenance repairs. The floor will need to be resealed.

15. C Building – ceiling stairwell between C305 and C205 needs to be painted. Added to Jim's list.

16. Tribella – cut back plants in front of windows. **Done.**

17. Tribella – remove dead plants and replant at K building. Bid \$2,983.88. **This will be completed in May.**

18. Tribella – Mulch entire complex. Bid \$3,676. Board decided 1” mulch was adequate. **This will be completed in April**

19. Tribella – Aerate and seed all bare areas. Bid \$3,197.40. **This will be completed in March.**

20. Christmas trees removed. **Done.**

21. E408 – water leaking from ceiling. Jim was to and check this to determine cause and repair.

Jim Bauer Assignments

22. All Garages. Some of the garages have had trim knocked off and need to be replaced and painted. **Jim will do after siding.**

23. A101 needs new window frame. Hole in wall.

24. Bldg A. Sheetrock for basement. **Jim will do eventually after siding.**

A long list of repair assignments, mostly from CAU repair list has been assigned to Jim to work on throughout the year. These will be added to the punchlist for monitoring.

Adjournment

Meeting was adjourned at 8:30 PM by Mark Denton, Board President. The next general meeting will be at 7:00 PM on March 25, 2015, after the annual meeting session in the Renton Ridge Cabana.

Minutes submitted by: Valerie A. Dreas

Approved by: Renton Ridge Board