

Parkside at Woodbridge HOA

Minutes of the December 2008 HOA Budget Ratification Meeting

December 8th, 2008, at Carolyn's home

Minutes taken by Fergus Stewart

Present

- Mike Gordon – Kappes Miller Management mgordon@kappesmiller.com
- Fergus Stewart – HOA President
- Carolyn Kitchens – HOA Treasurer
- Brent Best – Resident
- Marek Jedrzejewicz – Resident
- Martin Neupauer – Resident

Howard Hillinger had advised us in advance that he probably wouldn't be able to make the meeting. Howard plans to stand down from the board, so his post will be up for election in February.

Mike opened the meeting at 7pm.

2009 Budget

The 2009 budget was ratified.

Landscaping

We have been having a lot of problems with Brandywine. Mike has not paid their duplicate bills, nor has he paid the bill they submitted for mold control. The phase 1 townhomes will switch to another landscaping company, and we will do that too, using the same company, to get better quotes. Mike is getting quotes from other companies, and Fergus will ask the larger HOA, if we can get a quote from their landscaper, NorthWest.

There will be a cost to change landscapers: an upfront charge to bring the property up to a maintainable level. We can expect each of the bidding companies to quote this as a separate number. Then there will be an ongoing maintenance cost. Changing will also involve some work on our part. We will make a walk-through with each company that we evaluate. During that walk-through we'll come up with a work schedule that we can use to evaluate their performance against. When we make the walk-through with each of the companies, for residents that are interested in doing so, we'll ask how much money we could save if they removed the foliage from their yards and replaced it with grass.

We have a 30-day notice period with Brandywine.

Martin requested approval to remove the large tree that adjoins his unit, and replace it with a similar dwarf tree. This was approved by the board.

Martin wanted to understand the ratio between maintained grounds inside and outside his yard. Fergus

will bring the landscaping plans to the January meeting, so that Martin can look at them, to understand this.

November financial statement

This isn't available yet. Mike expects to send it to the board in the next few days. Fergus will post it to the Google group, and we'll review it at the January board meeting.

Water Meter Readings

Fergus read all the water meters, and posted the readings on the Google group. Comparing the current readings with those taken in July, more than 50% of water usage is for irrigation, even though this period includes winter months when the sprinklers don't run.. We will upgrade the sprinkler system as soon as the City of Redmond offers rebates for doing so.

Maintenance

Fergus spoke with the owners of one of the single family homes that has faded shingles. They had no idea of the cause of the fading, but were well aware of it. The next step may be to post to the larger Woodbridge HOA discussion group, to see if anyone there has a suggested fix for the problem.

Alarm monitoring

Mike has quotes from another company that he works with, Innovative Systems. The quotes are significantly lower than what we are paying today.

Supplier	Inspection cost (annual)	Monitoring cost (annual)
Absco (current cost)	5440	4800
Innovative	1360	768

This would lock us into a one year contract. Mike will ask Innovative whether there will be any costs in changing over, for example to reprogram the monitoring circuits, so that they dial out to their phone number in the event of an alarm.

Mike has also asked Absco and Procomm to submit bids.

Alarm phone bills

Mike told us that the 2 month's phone charges in September were valid. We have been carrying an unpaid balance since October 2007, and it was settled in September of this year.

The meeting closed at around 8:30pm. The next regular board meeting will be held on January 19th, at 7pm, at Carolyn's home.