

Parkside at Woodbridge HOA

Minutes of the March 2010 HOA Annual General Meeting

March 22nd 2010, 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
- Eva Schoenleitner – HOA Secretary
- Kyle Beck - Resident
- Brent Best – Resident

Mike opened the meeting at 6pm.

AGM

We have 26.48% attendance, including proxies.

We reviewed the minutes from last year's AGM.

Fergus's position was up for election. Fergus was nominated by Carolyn and seconded by Eva, then elected to the board.

Mike clarified that all board officers' terms are three years, so Fergus's position will be up for election again in 2013.

The board agreed to maintain their current roles, with Fergus as president, Carolyn as treasurer and Eva as secretary.

Follow-up from previous meeting's minutes

Mike has begun to get quotes for the fence painting. The likely cost for both power washing and painting will be around \$1,800. Mike will get confirmed prices by the next meeting.

Action on everyone to inspect their fences and gate and report any rotten wood or broken parts to Fergus, who will repair them.

January financial statement

We contributed \$1833 to the reserve. We must now catch up on contributions that we missed in the last few months. We must also pay back the \$7,920 that we drew from the reserve in order to pay the whole year's Woodbridge HOA dues in January. We expect to do that during the year.

\$1379 is due from Rich landscaping, reversing the double payment made for the removal of the fir trees. Mike expects to receive that soon.

We have \$406.41 in delinquent dues.

We were charged \$580 for startup of the sprinkler system. Fergus thinks this should be included in our contract costs.

Action on Mike and Fergus to investigate why we paid for sprinkler startup.

The expense of \$413 against Metro should actually be against Metro-Redmond. It was misclassified.

Bank charges are being investigated. Mike expects these to be lowered.

Action on Mike to investigate lower cost alternatives to our current bank.

Landscaping

The tall pampas grass was cut back in front of some units, as we had asked at the previous meeting.

Fergus will investigate the options to install a weather station for the sprinklers, so that they don't run on days when it rains. Fergus will look up the previous landscaper's recommendations and those of the Cascade water audit.

Action on Fergus to investigate.

Eva had investigated the waterlogging problems that we have had at three units. Rich says that the yards in question are north-facing, and dark, and have the wrong plants for that situation. The irrigation has been turned off for these three units, to avoid waterlogging problems.

Eva and Mike will get proposals from Rich to fix each of the three yards.

We need to check whether there may be other yards with the same problem. After a downpour, we'll inspect all the yards: Carolyn, Eva and Fergus will do that.

Now that the big trees are gone, 18874 NE 67th Way #103 yard is very exposed. That could be fixed with a Leland Cypress, which would cost from \$60 to \$200. Carolyn will investigate the best replacement and then we'll decide with Rich.

Verizon Fios Marketing Agreement

The signed agreement was sent to Verizon. They asked us to fill out a bank transfer form, which we have done and returned to them. We are now waiting for them to transfer the funds to us.

Request for approval to install Solatube

Eva has investigated the company and its reputation appears to be good. They have been doing this since 1994. The owner is typically liable for any future problem with the structure, not the HOA.

The board approved Eva's request to have the Solatube fitted in her unit. Mike will send Eva a letter saying that any problems that the Solatube creates will be the unit owner's responsibility into the future. This will be disclosed to future purchasers of the unit.

The next board meeting will be on April 19th at 6pm, at Carolyn's home, 18874 NE 67th Way, Unit 103.