

Parkside at Woodbridge HOA

Minutes of the May 2010 HOA

May 17th 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

Mike opened the meeting at 6pm.

Follow-up from previous meeting's minutes

Management fees increased by 2% in March. We had planned for no increase, because at the time we set the budget, in November, the local CPI index was 0%. Between that time and March, it rose to 2%. The board decided not to pursue this further.

Bank charges were higher than usual in March because Kappes Miller overdrew the account, by accident. Kappes Miller will reimburse us for the additional cost which was around \$15.

We still haven't been paid by Verizon for their marketing agreement. Fergus will chase this.

According to our landscaper, sprinkler rain controllers don't offer much benefit. Fergus will contact Cascade water alliance, to get their opinion on this.

April financial statement

We contributed \$3,500 to the reserve. So we are now behind on reserve contributions by \$1667, one month from this year. We also have to replenish the reserve with the master HOA dues of \$8,352 that we drew from it.

We have almost \$3,000 cash in the operating account, but that must be offset by prepaid dues, so we have a net positive balance of \$1727.23.

We had a garage door repair, which cost \$336. We were not billed for electricity. We paid the bi-annual sewage infrastructure charge.

Landscaping

The yard at 6503 188th Place #101 has been completely replanted, at a cost of \$3,000.

The grass at 6509 188th Place #112 has been replaced, at a cost of \$1,000.

We are waiting for a quote from Rich landscaping for work on two other waterlogged yards.

Fence painting

We have a bid from Coopers Maintenance, for \$2,500. They have done the work for Phase 1 in the past. Eva will mark the fences that need repair, with fluorescent paint. Then Fergus will repair them, replacing boards where necessary. We'll plan to get the painting done in early July.

Window cleaning

We have bids of \$1,500, \$1,200 and \$686. The latter is from Interlake who did the work in the past, so we will use them. Window cleaning will happen on June 8th.

Carolyn will be away for all of July, so we may skip that month's meeting.

The next board meeting will be on June 21st at 6pm, at Carolyn's home, 18874 NE 67th Way, Unit 103.