

## **Parkside at Woodbridge HOA**

### **Minutes of the April 2010 HOA Board Meeting**

**April 19th 2010, at Carolyn's home**

**Minutes taken by Fergus Stewart**

#### **Present**

- Mike Gordon – Kappes Miller Management [mgordon@kappesmiller.com](mailto:mgordon@kappesmiller.com)
- Fergus Stewart – HOA President
- Carolyn Kitchens – HOA Treasurer
- Eva Schoenleitner – HOA Secretary
- Vijay Mummulla - Resident

Mike opened the meeting at 6pm.

#### **Follow-up from previous meeting's minutes**

Eva has had the Solatube installed and is very happy with it.

Sprinkler startup costs: Mike has confirmed that we do have to pay for this as time and materials.

#### **Landscaping**

Communications with Rich Landscaping have become difficult recently. Hopefully that will improve.

Rich will install a replacement screening tree between 18878 and 18874 NE 67<sup>th</sup> Way, at a cost expected to be less than \$250. Mike will give Lisa at Rich the go-ahead to install it.

Vijay wasn't sure why the large fir tree outside his unit had been removed. The roots of those trees had become a risk to the buildings, so they had to be removed. Vijay will check that two smaller trees were put in to replace the large fir.

Vijay's yard has a large barren patch. In order to fix this, Rich will have to remove part of the lawn and soil and replace it with new sod. That is expected to cost us \$1,000 + tax.

Regarding the three properties that have long had problems with water logging:

- 6503 188th Place #101 will be completely replanted, at a cost of \$3,000.
- 18932 NE 67th Way #101 Eva will talk with the owner to figure out the best option.
- 6507 188th Place #109 Eva will talk with the owner to understand what can be a sustainable solution for the owner and for the HOA.

Rich landscaping has quoted \$400 to supply two weather stations for the sprinklers. Fergus will speak with Rich to understand how those would work, then we will make a decision on what equipment we will install to avoid watering while it's raining.

**Action on Fergus to close this.**

### **March financial statement**

We paid two months into the reserves, at the 2010 monthly contribution rate of \$1,667. That leaves us \$3,500 behind in funding the reserve. We also need to replenish \$7,920 we drew from the reserve to pay the master HOA dues in January.

We have delinquencies of \$409.66.

Mike will look at why the management fee went up by about \$20, to \$1,185.

We received a \$50 credit from Kappes Miller for previous photocopying overcharges.

Bank charges were \$54.89. Mike will find out why this is much more expensive than previous months. Mike has raised our concerns with Kappes Miller about the high cost of banking. Kappes Miller's response is that they have no plans to change the bank which they use. Fergus will send Mike an email for him to forward on to his management, regarding the high cost of banking.

### **Fence painting**

Mike has bids from four companies, for \$4,300, \$8,200, \$10,415 and \$16,400. Clearly, some of these are deliberately pricing themselves out of the market, they don't want the work. Two other companies declined to bid. These prices include preparation as well as painting. They do not include any repairs that may need to be made to fences.

Mike will now get quotes from handymen, to see if these come in at more sensible prices. If not, we may have to choose between painting the fences ourselves or paying higher dues next year.

Fergus will make an inspection for fence rot, if anyone can help with that by inspecting their fences, that would be great.

### **Window cleaning**

Mike will get bids for cleaning the upstairs windows and the skylights, with the aim of doing the work in June, so that we get maximum benefit through the dry summer.

As explained at the budget meeting in December, downstairs windows will NOT be cleaned by the HOA this year, in order to keep our dues lower.

### **Verizon Fios Marketing Agreement**

We are now waiting for them to transfer the funds to us. Fergus reminded them of that and they responded that the approval is moving through their processes.

The next board meeting will be on May 17th at 6pm, at Carolyn's home, 18874 NE 67<sup>th</sup> Way, Unit 103.