

## **Parkside at Woodbridge HOA**

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

#### **June 23<sup>rd</sup> 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

Mike opened the meeting at 6pm.

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

The windows were cleaned, apparently without any problems.

##### **June financial statement**

We didn't contribute to the reserve, but we had sufficient funds to do so. Mike told us that we will make two months contributions in June.

In addition to the above, we are still 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 paid \$3,239 for additional landscaping; reworking the yard at 6503 188<sup>th</sup> PI and providing a new tree between 18878 and 18874 NE 67<sup>th</sup> Way.

We had higher than usual office costs of \$161.

##### **Landscaping**

Our costs for irrigation water are at mid-winter levels, because the sprinklers have been turned off. Fergus will send a "Thank You" email to Rich landscaping for actively managing this.

Fergus will get a quote for the work required on the yards at 6507 188<sup>th</sup> PI #109 and 18932 NE 67<sup>th</sup> Way #101.

##### **Fence painting**

Fergus has completed the fence repairs. He submitted receipts for payment for the paint (\$12.54) and wood (\$29.39) used to make repairs.

Rich landscaping have told us that many of the trees that are next to the fences cannot be cut back enough to enable fence painting. Apparently to do so at this time of year would seriously damage them. Such a significant pruning can apparently only be done after the first freeze in the winter. It looks like we have two options for the fence painting:

- Prune the trees back aggressively during the winter, then paint the fences in early Spring next year.

- Where the trees obstruct access to one side of the fence, paint only the side that is easily accessible. To do this, the painters would place a plywood sheet on the inaccessible side during painting. Although there is a smaller area to paint, it requires additional work on the part of the painters, so we should expect only a small discount.

We decided to paint now, and skip the parts of the fences that are inaccessible.

### **Verizon Fios**

Verizon have told us that they can't enter into a marketing agreement for a condo association of fewer than 25 units. We have 24 units. Fergus will look at Verizon's contract papers, to see whether we could make a joint contract with the Phase 1 townhomes, for all 66 townhome units. Mike would then divide the funds between the two HOAs, at \$50 per unit.

**Action on Fergus to review the contract and discuss with the Phase 1 HOA board.**

There will not be a board meeting in July. The next board meeting will be on August 9th at 6pm, at Carolyn's home, 18874 NE 67<sup>th</sup> Way, Unit 103.