

## Parkside at Woodbridge HOA

### Minutes of the September 2010 HOA Board Meeting

#### September 20<sup>th</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.

##### July financial statement

We transferred one month's of contribution into the reserve. We had delinquent dues of \$76.72.

##### August financial statement

We transferred two months of contributions into the reserve. We had delinquent dues of \$80.06. There was a \$460 excess charge for pest control. That was for the removal of 10 wasp nests. The board thought that was expensive and Mike will get quotes from other companies for our monthly service.

We paid a catch-up month for electricity because we were not billed for electricity in April.

The irrigation water bill was high, but that's to be expected at this time of year. For year-to-date, we are significantly under budget.

We have a \$45 credit being processed for photocopying charges. That should be on the Sept financial statement.

##### Landscaping

Our landscaping contract covers tree trimming up to 12 feet. The trees are now growing taller as the community matures. Mike got the following quotes for tree trimming (above 12 ft only):

Landscape company	# trees in quote	Cost
Brickman	57 trees	\$4,370 + tax
Premier	Not specified	\$2,150 incl tax
Rich	10-12 trees that need to be trimmed.	\$568 + tax

We will use Rich, and Mike will ask them to proceed right away.

We have had some difficulties recently with Rich landscaping, so Mike took the opportunity to get quotes from the other two companies for our complete landscaping contract, to compare with what we are paying to Rich today.

Landscaping company	Monthly cost
Brickman	\$995 + tax
Premier	\$1,090 incl tax
Rich	\$876 incl tax

So Rich's price is quite a bit lower, and in fact their service seems to have improved recently, so we will stick with them.

#### Verizon Fios marketing agreement

Mike will discuss with the phase 1 board, to see if they will join with us to make a single marketing agreement with Verizon.

#### Roof moss and gutter cleaning

We do have a moss problem on a number of roofs, and some of the gutters are blocked. As the trees in the neighborhood are growing taller, we can expect more problems than we have had in the past with blocked gutters.

Mike got quotes that include both gutter cleaning and moss elimination:

Company	Cost
Handyman that painted the fences	\$1,850
TC Quality	\$2,000
Interlake	\$1,740

We'll use Interlake. The work will be done in November, after most of the leaves have fallen, but when we are not too far into the winter rains. The moss elimination will be done by spreading a white powder on the moss, so be prepared to see white on the roofs.

#### Position available on the board

The position remains open.

The next board meeting will be on October 25<sup>th</sup> at 6pm, at Carolyn's home, 18874 NE 67<sup>th</sup> Way, Unit 103.