

Parkside at Woodbridge HOA

Minutes of the June 2011 HOA Meeting

June 26th 2011, 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
- Martin Neupauer – Resident

Mike opened the meeting at 6pm.

May financial statement

We had \$833.31 in receivables.

We put three months of contributions into the reserve, so that we are now one month behind on reserve contributions.

Our bill for irrigation water was unusually low, probably because it has rained so much.

The telephone bill was high because we had not been billed for two months; they caught up with us.

We received a refund of \$30.79 from Kappes Miller for mailing the AGM notices. We had planned to do that ourselves, so did not expect Kappes Miller to mail them.

Martin's lawn

Martin has had problems with his lawn for the last few years. New sod was put down last year, but it is already gone, so that only mud remains.

Mike will ask Charlie from Rich landscaping to meet with Martin, look at the lawn, and tell us what is causing the problem, in his view. We will ask him for recommendations for a permanent fix for the problem.

Martin also has a large tree close to his unit that he believes should be removed. We will ask Charlie to report on that too.

Mike will also ask a Rich competitor, ProGrass Landscaping, to look at the problems, and give us their opinion.

Landscaping contract

Mike has had a proposal from ProGrass landscaping, to take over the work here. They are proposing a cost of \$675/month, compared to the \$879/month that we are currently paying to Rich Landscaping. Mike has had good experiences with ProGrass at other properties.

The scope of work proposed by ProGrass is very similar to what Rich does for us, except that two things are missing:

- Rich picks up our Christmas trees. None of us actually knew that!
- Rich includes moss treatment, whereas it would cost an additional \$80/year for ProGrass to do that.

ProGrass have been hired by the Phase 1 townhomes. We will watch their performance for a couple of months. If we decide to switch landscapers, Rich requires 60 days notice. Since we would not expect Rich to do any work during those 60 days, we should make the change at a time when we least need landscaping service, perhaps in the winter.

Tree management

Davey Tree's bid was very high. ProGrass have bid \$1,404, so they will do the work. Rich declined to bid for the work.

Birds nest

Martin has a bird's nest at his unit. We asked him to take a picture of it, so that when the eggs have hatched, we can get it removed.

Window cleaning

This will happen on Wednesday, July 13th. We will put notices on the mail boxes, and post the information on the Google Group. As last year, only upper floor windows and skylights will be washed. Downstairs windows will not be washed, to save money.

Repainting the cedar shingles on 18936 NE 67th Way

We expect that this will be done on Monday, July 11th.

Sealing cracks in the entryway of 6509 188th Place

This work was done for free!! Thank you to Kappes Miller for that!!

Roof repair assessment

Mike provided a quote for a roof specialist to inspect our roofs and report on their condition. The inspection would cost almost \$4,000. We have had one roof problem, which cost several hundred dollars to repair, so the board decided that this inspection would not be a good investment.

Next Meeting

The next board meeting will be on August 15th, at 6pm, at Carolyn's home, 18874 NE 67th Way, Unit 103.

There will be no meeting in July.