

Parkside at Woodbridge HOA

Minutes of the September 2012 HOA Meeting

September 24th 2012, at Carolyn's home

Minutes taken by Fergus Stewart

Present

- Mike Gordon – Kappes Miller Management mgordon@kappesmillier.com
- Fergus Stewart – HOA President
- Carolyn Kitchens – HOA Treasurer

Mike opened the meeting at 6pm.

July and August financial statements

We contributed to the reserve, and remain up to date on contributions.

Per the August statement, we have \$5,534.75 in the bank, but this includes prepaid dues of \$3,589.62.

We now have more than \$100,000 in the reserve fund.

6503 191st PL NE was sold and the inspector said that work needed to be done; \$680 was spent on repairs to the roof of the building. CCS did the work. If it were more than \$1,000, we would have gone to competitive bid.

We spent \$208 on turf, fertilizer and weed control. These are not included in the landscape contract.

Landscaping

Monte is very busy because he is short-staffed.

Monte will make recommendations on how we could reduce watering costs. That may require moving, or aggressively pruning, some shrubs and/or moving sprinkler heads. The vegetation has grown and the sprinkler heads are no longer in the most-appropriate locations.

We have a request to prune a tree from a resident on NE 67th Way. ProGrass has quoted \$1,500 for property-wide tree pruning, which is apparently a good price. We told Mike to go ahead with this.

Wireless fire alarms, to replace telephone lines

Innovative has produced a contract for the Phase 1 townhomes. Fundamentally, it looks OK, but it is very poorly written.

Fergus will rewrite the Innovate contract and Mike will pass it to Innovative for review.

Martin's lawn

We will keep this item on the agenda, and actively monitor the health of the lawn.

Proposed Fedex development nearby

Howard Hillinger appears to have secured concessions from Fedex, so that they will build their warehouse and conduct business in ways that minimize disruption to residents.

2013 Budget

Fergus requested that Mike provide him the last 12 months of Phase 1's financial statements, for the upcoming budgeting exercise.

Mike will provide a draft budget prior to the next meeting.

We should plan for the cost of touch-up painting next summer and for tree pruning.

Next Meeting

The next board meeting will be on Monday October 29th, at Carolyn's home.