

Parkside at Woodbridge HOA

Minutes of the June 2013 HOA Meeting

June 3rd 2013, 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

Mike opened the meeting at 6:00pm.

April financial statement

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

We had \$82.40 in receivables.

Fergus was refunded \$182.01 for exterior light bulbs that will be used as the light bulbs outside the garages are replaced.

We are currently favorable relative to the budget, and have \$114,000 in the reserve.

Landscaping

Weeding will continue to be done for Carolyn's and Eva's yards. Those yards were landscaped differently, at their cost, but they have no grass and require a lot less water.

We had a quote for pruning the trees, of \$1,200. This is a reasonable price, so we will go ahead.

There was a discussion about laying down bark in the beds. We decided that this is mostly cosmetic, its effect in limiting weed growth is not that great. We will not do it.

We also discussed mulching the beds, but we have not seen any justification for doing this.

Aeration of the turf would be \$265. Mike thinks we should do it. We'll go ahead.

Prograss will replace Eva's moss, at their cost. They don't think it was their error, but they will make the replacement anyway, as a goodwill gesture.

There has been overwatering, by the garages on NE 67th Way. Carolyn will send a picture to Mike, and he'll follow up with Prograss.

The irrigation upgrades that will save water are complex to understand. We'll put the responsibility onto Monty from progress. We'll give him a \$5K budget, and tell him to spend it to get the best benefit. We will measure the effect on the irrigation water usage.

Martin's lawn

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

Reserve Study

We are waiting for the report.

Building painting

Mike has bids for the painting all the trim, everything except the siding from three companies. The best bid is from Coopers, for two coats, at \$35,500.

This will be our biggest expense to-date, but this is what the reserve is for.

Window cleaning

This will happen within the next month. Upstairs windows and skylights only, we will not clean the downstairs windows. Mike will provide us with a notice for unitowners, so that they are not surprised to see someone at their window.

Next meeting

The next meeting will be on Monday, July 29th, at 6:00pm.