

**Sammamish Landing Homeowners Association**  
**Quarterly Board Meeting**  
**July 17, 2012**  
**6:00pm**

**Present:** Bob Aye, Carole Browning, Tommy Curtin, Graham McMynn, Jan Clayton, Scott Beebe from McCue Management.

**Other Homeowners Present:** Chad & Sherry Mumsford, owners 212

**Call to Order,** 6:10p

**Owner Issues.** Chad brought up dock concerns (age, current condition). The board explained history (replace boards as needed, cleaning) the longer term goal of replacement. This is in our Reserve Study. Sherry brought up lily pads near docks/beach~ explained that for environmental reasons we can't really do much.

**Review of Minutes** from April 17, 2012. Approved. No revisions made.

**Treasurers Report.** Tommy provided a summary of Balance Sheet, Cash Basis Report, Budget Comparison Report. The following comments/questions need follow up:

- Reserve study "update", \$500 was paid in May. Bob thought this was contracted in original agreement, there should be no charges. Please clarify.
- General Maintenance is at 99% YTD. Why is that? Plumbing repair? Please clarify.
- We need a proposal from MainTech for fuel lockers.
- Discrepancy noted on MainTech invoice. Work for dock geese fence repair was dated April 13. Board did not approve until April 17 at our meeting.

**Old Business.**

- Pool. As of today, permits are three weeks out. We need to know about permits by end of July. Work is to be done end of August, first week in September.
- Storage /Fuel lockers. We need to get another bid to compare to MainTech.
- Rental Cap. Rental cap amendment is \$1200 flat fee. Document review is flat fee of \$850. Motion made and approved to spend \$850 for the doc review. We would like to have by our October meeting.

**New Business.**

- Cigarette butts. Noticed in parking lot. Put a comment in our annual letter about respecting property, litter laws, etc.
- Communication.. All board members to receive communications when possible (Bob had been receiving a few exclusively and not readily available.) Homeowners are welcome to share email addresses as an opt-in if they would like other homeowners to communicate that way. Add to annual letter.
- Toketi, southern complex. Water/drain runoff continues to come onto our property. Please let us know what the communication (written) has been with them. We need to go forward with all communication in writing and documented.
- Archstone, northern complex. What has been communication regarding trees?
- Possible sprinkler leak outside 112, noted by Tommy. Go ahead with investigation.
- Birch tree trimming, north side of property. \$225. Go ahead.

**Collection.**

One homeowner in collection. Please have attorney give us an update and recommendation.