

**Sammamish Landing Condominium
Board Meeting
Tuesday, October 21, 2014 at 6:00 PM
McCue Conference Room**

Called to Order @ 6:05pm

In attendance: Fabio Cunha, Jan Clayton, Tommy Curtin, Bob Aye & Shelley Murray from McCue Management, Calder (Unit 108)

Minutes for July 15, 2014 Approved by email 11-14-14

Treasurers Report from Tommy Curtin

- Legal fees are over 2014 budget. Shelley to look at September invoice and report.
- Janitorial / Grounds Maintenance – check why September expense is higher than normal.
- Recommendation to pay an additional \$21,624 towards loan's principal balance while maintaining 3 months worth of premiums (\$ 9,576) on Maintenance Reserve account. Motion approved.

Community Association Manager's Report

Old Business

- Insurance amendment consideration.

Recommendation to the board to include insurance amendment to the governing documents - as our current declaration does not spell out liabilities very clearly, specifically regarding the insurance coverage and deductibles.

Shelley stated that as Master Policy is primary there's no liability to the homeowner, regardless of the issue. The amendment certifies that the liability of the deductible would be on the homeowner's responsibility up to the deductible amount for the insurance policy. Also is more cost effective to have the individual owners policy (HO6 – Individual condominium owner's policy) cover incidents. Email sent on 9/29/2014 with a sample amendment. After amendment, each owner is to provide a copy of his or her unit HO6 to management together with proactive measures (i.e. plumbing inspection).

Request from the board to get a quote from an attorney, in order to be able to present the amendment at next Annual Meeting on January 20th, 2015. Also to present scenarios so other homeowners can understand.

- Toketi Drainage update. Bob periodically clean leaves and basin. Floods the walkway on heavy rain.
- Fuel Storage Locker Renovation update. Moving to 2015.
- Sanitary Sewer Status update. Done survey of the lines on September 3rd. Some settlement of the building not to cause a problem. Lines were jetted. Main line was surveyed – was also jetted. Expecting new proposal for annual reviews. Decision is to continue to review or schedule a repair on the main line. Suggested next review on March & September 2015. Roll over \$ 10,000 budget of 2014 to 2015.
- Dock Study & Repair update. According to reserve study replacement schedule for the dock is 8 years from now. Annually periodic/small repairs are executed. To extend life of the dock an external company should provide an inspection. Bob to ask for a quote.
- Reserve Study update. Requirement by law to disclosure to homeowners at the annual meeting the execution plans and the available funding. Currently reserve study is about 30% funding. Full funding ideal, to achieve it in five years increase \$146 /month, in 10 years increase \$80/month.
 - Dock 8 years remaining life
 - Roof 3 years remaining life - Estimate replacement cost \$200,000
 - Sewer line repair 1 year before repair
 - Carport older portion needs maintenance
 - Hallway paint 4 years
 - Pool deck needs maintenance before upcoming season as required by King County. Replacing the decking on the west side of the pool.
 - Need quote – Bob to contact.

Bob asked all board members to take a look and decide what to do regarding HOA dues. Look beyond this upcoming year and possibly target to become fully funded.
- Air conditioners on the side of the building on 3 units (301,305,309.)
 - Unit 301 responded HOA notification – bracket still in place, but provided a proposal to repair hardy plank and trimming on the window. Bob suggests using ASAC polyurethane caulking.
 - Unit 305 – no response. Shelley was not aware of notification request.
 - Unit 309 – air conditioners were removed. Bamboo screen still at the balcony.
 - Bob to verify proposal for repairs.
 - Board's suggestion is to include the uniformity requirement notice at the next annual meeting.
- Canoe and kayak registration – Tom to identify the owners. Post a notice at the front door.

- Bid for small fence. Request Dropped.
- Review Maintenance Calendar update. Request to add Hall East side window cleaning quarterly.

New Business

- Shoreline Cleanup. Taree Bollinger (Unit102) provided copies of emails exchange with City of Redmond and King County. Permit application cost is \$2400 Board suggested a better definition of costs involved to remove the noxious weeds. Shelley to thank Taree and request options for removal and cost estimates.
- 2015 Draft Budget.
 - Increase in insurance cost
 - No increase on management fees. Tom called attention to potential increase on Main Tech and hourly labor rates in basis of last year.
 - General Maintenance/Repair cost is less.
 - Tom to audit back on pool expenses and possible overlap between Main Tech and Legacy.
 - Tom questioned if there's an alternative for cost saving on pool service. Shelley to take a look.
 - Bob questions the expenses increase.
 - Line item added for projected expense in legal counselor
 - Bob asked to update pages 8,7 and 12 regarding long term planning and homeowners monthly payments. Shelley to create different scenarios and send to board.
 - Bob asked to hold the reserve at \$34,000 or similar to the number specified in the reserve study and asked if we do not do nothing what is the financial outcome.
- Bob requested to change the annual meeting's starting time back to 7:00 PM

Meeting Adjourned