

**Sammamish Landing Condominium
Board Meeting
Tuesday, July 15, 2014 at 6:00 PM
McCue Conference Room**

Called to Order @ 6:00pm

In attendance: Fabio Cunha, Jan Clayton, Tommy Curtin, Bob Aye & Shelley Murray from McCue Management, Taree Bollinger (Unit #102)

Minutes for April 15,2014 were read and approved

Minutes for September 24,2013 were approved

Treasurers Report from Tommy Curtin

- Present status is 57% of annual expenses.
- Shelley reported that Fire Safety testing was done and report will be adjusted next month reflecting testing & fire extinguishers expense.

Community Association Manager's Report

- Regarding the Unit 106 Storage Pod in parking space the Board asked for more clarity about what can be store in a parking space and if Regulations and Rules can be modified. Board decided to wait until unit owner responds, facing the liability to move and to store the pod.

Old Business

- Rules and Regulations update
 - Shelley to send an update and consolidate suggested changes. Board needs to provide review. Recommendation to add disaster and plan clauses.
 - Bob asked for legal review.
 - Shelley provided that there are no explicit fines or escalation.
- Toketi Drainage update. No problem or issue on drainage.
- Fuel Storage Locker Renovation update. Tommy to procure a new bid for services next week.
- Sanitary Sewer Status update. Review of lines conditions was done on January 2014. Next scheduled review is end of July 2014. No decision is necessary until inspection.

- Pool table & umbrella update. Taken care of.
- Dock Study & Repair update. Included in the reserve study – checking the joints and advice if repair is needed. Wait for reserve expert feedback with recommendations. Suggestion made to have someone inspecting and providing maintenance suggestions.
- Reserve Study update. Dock has allocated budget of US\$ 4,000 for repairs and maintenance – saving to be maintained until action to repair is needed.
 - Update to reserve study is expected in 2 or 3 weeks. A change from previous version reflects the timeline of 3 years to execute the roof replacement.
 - Issue regarding when BOA is financially able.
- Carpet Cleaning. To be scheduled with same vendor as before. Cleaning to be done on Mondays, not recommended on weekends.

New Business

- Review Maintenance Calendar update. Windows washing is scheduled and notices will be posted. Request to wash East stairway window regularly. Shelley will help schedule to happen every 2 months.
- Air conditioning 3rd floor units will be notified through mail of not in conformity with HOA Rules and Regulations.
 - Unit 309 – Bamboo screening on balcony. Ceiling is hard plank – suggestion to remove as it might compromise ceiling. Air conditioning units are not attached to the outside.
 - Unit 301 – Braces & screws attached to the exterior hardy plank. Board has suggested notifying owner to remove.
- Last Sunday morning there was smoke coming from the brim in front of the street. Board asked to send notice about cigarette disposal and concern with fire hazard.
- Board received complaint about canoes and kayaks. Tom to help determine owners and which ones can be disposed.
- Plastic waste bags. Board decided to not take any action regarding resupplying them.
- Dock nails from the planks might be hazardous. Board to investigate feasibility to repair & maintain. Sign on dock fell.
- Unit 102 reported contact with Bellevue Asphalt regarding reorganization of parking lot to get more spaces available. Request if this is a possible action. Board communicated that parking spaces are part of the deed to individual owners. That subject was addressed before when discussing fencing the property. No actions taken.

- Unit 102 reported concern about non-residents climbing the rocks on North side. Board questioned about potential liability issues. Suggestion of building a fence on North side along top of planting terrace. Board recommended exploring alternatives and providing a quote.
- Unit 102 provided a report for the board regarding the proliferation of aquatic plants on lakeshore and possible ways to address this issue. Taree volunteered to proceed with city and county permits and to find possible removal methods. An email with results & findings is expected before next board meeting.
- Unit 102 asked the board to take a look at the shoreline's cottonwood trees before they grow big.

Meeting Adjourned