

Sammamish Landing Homeowners Association Meeting: July 29, 2015

Board Members Present: Bob Aye, Todd Abel, Tom Curtin, Jan Clayton

Also Present: Blair Rondeau, Bob Brencic, Jerry and April McGuire Unit 105

Called to order at 6pm

Home Owner Issues

- Unit 105 raised the issue of wet areas in the lawn. There was concern with over watering. Board response was to reduce the recommended 2 per day water cycles down to 1 to try and reduce wet areas. Tom Curtin to contact Legacy to request the change.

Review/Approve Minutes from April 21st, 2015

- Minutes approved

Financial Reports

- Tom Curtin reviewed / reported the treasures report

Community Association Manager's Report.

- Blair Rondeau reviewed / reported the new Trestle Manager's report format

Old Business

- Insurance Amendment – Blair Rondeau has contacted Ken Strauss to follow up on where Brooke left off with this project. Tom Curtin will forward any previous email correspondence on this topic to Blair. Board had previously voted to proceed with drafting and implementation process of insurance amendment.
- Review of Declaration and Rules & Regulations Update – Blair Rondeau to follow up with Ken Strauss to see if previously quoted reduced fee for this work will still be honored. Board had previously voted to proceed with document review.
- Pool Deck project update – Pool repairs completed at an estimated cost of \$80,600. Includes old pool deck demo / replacement, pool bowl demo / replacement and plumbing work. An estimated \$3,400 still outstanding for landscape, misc. repairs to pump house plumbing and pool fence and gate paint work. Main electrical panel in pump house will need replacement in the near future. Board is budgeting \$2,500 for this work in 2016.
- Sanitary Sewer Status – Sewer line was reviewed on 6/30. Jetting of the line was successful but camera was unable to make it all the way up the line. Rescue Rooter to be on site 7/30 to complete scoping of the line. Bob Aye to approve payment once work is completed to his satisfaction.
- AC Brackets Units 301 & 305 – Blair Rondeau to send response letter to 301 and advisory letter to 305 stating that the HOA will be securing bids to have repairs made by

licensed and bonded contractor to insure compliance with Hardy Plank warranty. Repair costs to be billed back to unit owners.

New Business

- Reserve Review – Bob Aye reminded the board that a new roof is scheduled in our Reserve Study for 2017 at an estimated cost of \$200,000. The board will need to decide on a plan to fund these repairs, if needed, by means of dues increase, special assessment or a combination of both. Blair Rondeau to secure an additional bid for roof replacement for board review.
- Lanai Extension Unit 109 – Pavers were installed on south end of lanai. This is a violation of HOA declaration. It was also pointed out that there is an irrigation leak under pavers. Legacy will not proceed with repairs until advised to do so by HOA. Cost for repairs is \$204. Blair Rondeau to send violation letter to unit owner and ask for removal of pavers within 10 days.
- External Power Outlet Unit 109 – Board has agreed to grandfather the power outlet addition based on unit owner's response to violation letter.

Adjournment, approximately 7:05pm.

Next Board Meeting : Wednesday October 21st, 2015 at 6:00 PM