

**Sammamish Landing Homeowners Association**  
**Meeting: October 21, 2015**

**Board Members Present:** Bob Aye, Todd Abel, Tom Curtin, Jan Clayton, Fabio Cavalcanti  
**Also Present:** Blair Rondeau, Bob and Taree Bollinger Unit 102

**Called to order at 6:03pm**

**Home Owner Issues**

- No issues raised

**Review/Approve Minutes from July 29th, 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 – Ken Strauss to draft a letter to be included in the Annual meeting mailer that helps to explain the amendment to the ownership. Board to decide if his presence is needed at the annual meeting to answer questions once his letter is received and reviewed. Jan Clayton has suggested the addition of a Pros and Cons argument for the amendment letter and has volunteered to draft the Cons argument.
- Review of Declaration and Rules & Regulations Update – Tom Curtin to contact Ken Strauss to review scope and the need for declaration review and report back to Board with findings.
- Pool deck project update – Tom Curtin to schedule review by Absolutely Fine to ensure no cracking issues with pool deck
- Sanitary sewer status – Sewer line review was completed on 7/30 by Rescue Rooter. Some root / dirt intrusion in line. Continue to monitor for further obstructions. Next scoping / jetting needed February / March 2016
- AC brackets Units 301 & 305 – Blair Rondeau sent violation and response letters out advising unit owners of violations and responsibility for repair costs. MaintCo has been selected to perform repairs and we are awaiting their availability. All associated repair costs to be billed back to unit owners.
- Lanai extension Unit 109 – Violation letter mailed out from Trestle. No response yet from unit owner. Blair Rondeau to follow up with unit owner before further action is taken.

- Street light – Blair Rondeau to contact Evergreen lighting to see if there are any eligible rebates on replacing entrance street light with high efficiency LED fixtures. Association currently has a replacement bid from Prime Electric for \$950 that does not include any rebates.

### **New Business**

- Carpet cleaning – Cleaning scheduled for 11/11/15, Bob Aye to post notice before cleaning.
- Pool winterizing options – Tom Curtin to contact Scott White at the Gunnite Company about options for shutting pumps off for the winter.
- Roof review – Blair Rondeau to secure a bid from a building inspector on condition and estimated longevity of current roof. Bob Aye to be on site to meet with inspector.
- Parking lot seal coat – Blair Rondeau to contact Rainier Asphalt and 1 to 2 other contractors to bid both seal coat and re-asphalting of parking lot for board review and planning. Bob Aye to be on site to meet with contractors.
- Main door light fixture – New lens needed to replace broken one at main entrance. Bob Aye to contact Crescent Lighting to see if replacement can be purchased.
- Janitorial review – Blair Rondeau and Bob Aye to meet with Scott McCue on site to review the grounds and items that need to be addressed during weekly clean up. Scope of work also needed for “Grounds Maintenance” to ensure there is no overlap with landscaping duties and if work is needed.
- Reserve Update – Next update to Reserve Study should be in 2016. This update was prepaid. Blair Rondeau to get update on status.

**Adjournment**, approximately 8:15pm.

Budget Ratification Meeting: November 18<sup>th</sup>, 2015 at 5:30 PM

Next Board Meeting: (Annual) Wednesday January 20<sup>th</sup>, 2016 at 7:00 PM