

**Sammamish Landing Homeowners Association**  
**Board Meeting: April 27, 2016**  
**Trestle Office - 2100 124<sup>th</sup> Ave NE Ste 110, Bellevue**

**Board Members Present:** Bob Aye, Tom Curtin, Jan Clayton, Dallas Grack

**Also Present:** Blair Rondeau

**Called to order at 6:15pm**

**Home Owner Issues**

- No home owners present

**Review/Approve Minutes from January 20th, 2016**

- Minutes approved

**Financial Reports**

- Tom Curtin reviewed the financial report

**Community Association Manager's Report.**

- Blair Rondeau's report included in Board packet.
  - Blair noted that the Association operating balance was lower than budgeted due to the Trestle office move and accounting getting caught up with invoices that were redirected to their new address. All account balances should return to normal by April report. Blair also reported that no late fees were incurred due to the payment delays caused by the move.
  - Blair to confirm "Bad Debit" item of \$3,376.26 and advise Board
  - Blair to confirm payment is being collected for rentals of association parking spaces and boat slips.

**Old Business**

- Parking lot seal coat/paving – Three bids were reviewed by the board for the work to the parking lot. Rainier Asphalt \$12,700, Pacific Pavement \$11,600 and Everett Sealing \$12,500. All three bids are slightly different and will need to be reviewed with the vendor before selection. Repairs still outstanding by Potelco will need to be finished before seal coating can be performed. Estimated date for the Potelco repairs are May 11<sup>th</sup>. The Board made and approved a motion to proceed with repairs no later than August or September, weather conditions pending. The seal coat project was a budgeted expense at \$10,500 and was last performed in April of 2012.
- Roof review – Current roof conditions look to be O.K. Board has been addressing any leaks as they appear. Currently the Board is forecasting replacing the roof something in 2018 or beyond. The roof was last replaced in 1992.

- Review of Declarations and Rules & Regulations – The draft of our new Governing Documents has been provided to the Board by our attorney. The Board will review these documents, consolidate feedback/revisions and return to the attorney for a draft that will go out to the ownership for review.
- Sewer review – Last inspected July 30<sup>th</sup> 2015. Bob Aye to schedule a new review with Rescue Rooter to be performed by June 1<sup>st</sup> 2016.
- Fuel locker repairs – Board has agreed to a maximum of \$200 to repair any hinges or doors on the fuel lockers. Major repairs and painting will be tabled until next year.

### **New Business**

- Breezeway damage – Blair sent the Board an update on communication with Potelco insurance adjuster. Bob Aye will forward his contact at PSE. Blair to establish deadline for repairs and communicate this to Potelco.
- Pool opening – The pool opening date will be May 27<sup>th</sup>. Blair has been in contact with King County Health and confirms that everything is in order for this opening date.
- Electrical panel in pool pump house – Blair to secure a bid to replace the main panel in the pump house. The bid will also include the cost associated to replace the street entrance light post with a LED fixture. Dallas to supply Blair with the name of an electrician.
- Landscape mulching – The Board discussed the options for mulching the beds around the building and the associated costs. After review the Board decided the option of blowing in the mulch would not be pursued do to the additional costs it could create. Blair will be contacting a third landscaping vendor to quote the bid provided by Legacy. This work will need to be decided on and performed by sometime in June t prevent damage to irrigation lines.
- Dock repairs – Board has approved MainTech to review the dock for needed repairs to the deck surface. If repairs can be performed for under \$400 the Board has approved repairs to proceed. If the repair work comes in higher than that figure the Board will need to be consulted before work begins.
- Interior Carpets – Bob to contract Jim from Jim’s Ultra Clean to schedule interior carpet cleaning tentatively scheduled for May 11<sup>th</sup>. Bob will also post notice once work is scheduled. The Board discussed the remaining life of the interior carpet and decided that securing bids for replacement is needed for planning purposes. The current carpet was installed in 1999 and is scheduled for replacement in 2017 at a cost of \$40,000 according to our Reserve Study. Blair to secure bids for the work including options for durable commercial grade carpet as well as carpet tiles that can be replaced as needed in high wear areas.
- Items in storage room – Notice of items in storage to be posted on front door. Items that are not addressed will be disposed of on Wednesday May 4<sup>th</sup>

- Unit 109 notice letter – It was pointed out to the board that unit 109 has tiki torches outside their lanai in a common area. The Board has concerns with damage to the building or landscaping as a result of open flame. Blair to send a notice to the unit owner to advise them of the issue.

**Adjournment**, approximately 7:20pm

Next Board Meeting: Wednesday July 27th, 2016 at 6:00 PM at Trestle Management