

Sammamish Landing Homeowners Association
Board Meeting: October 19th, 2016
Trestle Office - 2100 124th Ave NE Ste 110, Bellevue

Board Members Present: Bob Aye, Tom Curtin, Dallas Grack, Taree Bollinger (via Skype)

Also Present: Blair Rondeau, Mary Jo Bennett

Called to order at 6:05pm

Home Owner Issues

- No home owners in attendance

Review/Approve Minutes from July 27th, 2016

- Minutes approved

Financial Reports

- Tom Curtin reviewed the financial report
- Mary Jo to provide answers to the questions raised by Taree in her email.
- Additional questions posed to Mary Jo for answers:
 - What is the current amount owed back to the Reserve account?
 - Have the expenses discussed in the July 27th meeting been reclassified (to the reserve account) and if so is that reflected on our balance sheet?

Community Association Manager's Report.

- Blair Rondeau's report included in Board packet.
 - Questions posed to Blair for answers:
 - Maintenance log shows MainTech disposed of large items in dumpster enclosure on 9/13/16. The item in question was in fact disposed of by a Board member approx. 10 days later. Was the association billed for this work?
 - MainTech WO 0488-16 for \$446.00 addressed some repairs to the fuel storage lockers. The minutes from the July 27th meeting note that the Board would be looking into the needed repairs. Who authorized MainTech to perform the work?

Old Business

- Breezeway Repair – McLeod has not yet responded to Blair with answers to Bob's questions regarding the repair work, Blair to follow up. Blair to also check with claims agent about the possibility of hiring a project manager to oversee the work, the Dribble would be a good candidate for this role.

- Review of Declarations and Rules & Regulations – Revisions to first draft of Doc’s has been made and reviewed with Ken Strauss. Revised draft expected for review by 10/24. Once received Board will review options for presentation to ownership.
- Parking lot seal coat/paving – Due to the condition of the lot the Board agreed to only re-strip parking lot and defer seal coat work. Re-striping work completed at a cost of \$6,515.12
- Electrical panel in pool pump house – work has been completed
- Fence between SL and Archstone – Archstone has agreed to add this to their 2017 budget and hope to have the work completed in the Spring. Tom to follow up with Archstone management at that time.
- Carport roof cleaning – deferred to 2017
- Sewer review – Line will need to be jetted and scoped in Q1 2017.

New Business

- Carpet cleaning – Carpets last professionally cleaned 5/12/16 The Board has decided to rent and clean the heavy traffic areas in the hallways this November.
- Special assessment loan – May Jo confirmed that a \$40k payment was made in July following the Board’s decision in the July meeting.
- Website review – Tom reviewed associated cost for sammamishlanding.com with the Board. Tom to look into more cost effective options and present to the Board his findings.
- Arborist review – Tom reviewed the scope and quote from Thundering Oak regarding the trees in the parking lot area.

Adjournment, approximately 7:23pm

Next Board Meeting: January 18th, 2017 at 6:00 PM at Sammamish Landing (West-end ground floor hallway)