

Sammamish Landing Condominium

Board Meeting – DRAFT -
Wednesday, April 19th, 2017 at 5:00PM
Trestle Office, 2100 124th Ave NE Ste 110, Bellevue

5:05 PM Call to order

Board Members present: Bob Aye, Jan Clayton, Taree Bollinger (via Skype), Tom Curtin
Also in attendance: Bob Brencic, Megan Martin

Homeowner Forum: No owners present

Review/Approval Minutes: Jan 18, 2017 & March 6, 2017: Approved

Financial Report: Taree reported

- MainTech roof cleaning invoice questioned. Taree to look into additional roof cleaning charges. Megan Martin confirmed that the MainTech contract was in fact canceled and would contact Scott McCue to get clarification on why we were invoiced for work in March.
- According to Taree's review of balance sheet, Trestle's costs have increased approx. 20.34% with additional fees not previously incurred with McCue Management.
- Discussed variances in Trestle financial reporting compared to Taree's review. Question of Reserve account funding posed and further review of Taree's questions needed by Trestle. Bob Aye has requested that a reconciliation of the accounting is completed by 5/22/17 so a decision can be made about Reserve account funding and disclosure notice.
- Insurance reserve account balance was discussed. Bob Brencic advised that the Board plan to fully fund this account in the 2018 budget and not move any funds in 2017. The fully funded amount would be equal to the amount of our master policy deductible.
- Taree advised that she does not feel a full audit is necessary for the 2016 year.
- Taree requested Order of Application of Payments from Trestle
- The Board requested that Trestle find out the principal balance owing on the special assessment loan and determine whether the amount in the Special Assessment Reserve Fund is sufficient to pay it off or increase the amount we are applying to the principal on a monthly basis and whether there were any prepayment penalties.

Community Association's Manager's Report: Megan reported and acknowledged Taree's revisions had been made to the report.

Old Business:

- Carpet Cleaning – Pending, will be scheduled once repairs are completed to units on 1st and 2nd floors
- Sanitary Sewer Review – Not scheduled as of yet. Bob Aye will schedule.

- D. Young PRV charges – Megan reviewed invoices with the Board. After review the Board confirmed that 2 of the 3 were valid. Megan has reached out to vendor for clarification on 3rd invoice. Will advise the Board of her findings.

- Review of Declaration and Rules & Regulations – Board confirmed that outstanding balance of \$1,500 was approved to pay to Ken Strauss. New Governing Docs. Will be emailed out to ownership for review. along with a letter containing a ballot and return, self-addressed envelope. The email and ballot will go out no later than the end of May.

- Reserve Payment – Discussed above in Treasure’s report

- Dock Review – In process. Repair quote due back from the vendor that Taree has been working with. Dallas to also reach out to another vendor for a 2nd quote

- Fence between Sammamish Landing & Archstone – The Board requested that Megan send a certified letter to Archstone regarding the liability and security concerns we have.

New Business:

-Unit 107 Damage/ Drainage line review – Board approved opening a new insurance claim for damages.

-Pool Opening – Awaiting concrete lid for area near hot tub. Megan confirmed that Trestle is awaiting King County Health invoice for operation permit. Megan to pull pool replacement invoices from 2015 and submit to County as proof of drain compliance.

-Chimney Cleaning – Megan to secure bid for complex chimney cleaning. If matched budgeted amount work can be scheduled.

-Roof – Board asked Bob B. or Megan to reach out to roofing consultant they recommended for a quote on a scope of work for roof replacement.

6:42 PM Adjournment

2017 Board Meetings: July 19th & Oct 18th at 5:00 PM at Trestle and Jan. 17th, 2018 at 6:30 PM at Sammamish Landing