

2008 Soda Creek Annual Homeowners' Meeting

January 26, 2008

Proxies

1. Stuart de la Rosa, 435E; appointed Jen Plous: Keep Dues Low
2. Blanca Menendez, 395E; appointed Paula Samuelson: (no instructions)
3. Nicole Perisho, 495C; appointed Jen Plous: (no instructions) (showed up in person so the proxy was not valid)

Attendance

- | | |
|--------------------------------|--|
| 1. Jen Plous | jplous@hotmail.com |
| 2. Becky Granger/Tom Stamm | rcgranger@hotmail.com |
| 3. Sue Brind'Amour | surusmail@yahoo.com |
| 4. Laura Bohlender | laura_bohlender@comcast.net |
| 5. Greg Sprenger | gregyal14@comcast.net |
| 6. Shirley Beaty | sbeaty@netzero.net |
| 7. Jen Doris | jdoris70@msn.com |
| 8. Paula Samuelson | pjsbreck@yahoo.com |
| 9. Nicki Perisho | nicki418@hotmail.com |
| 10. Kim & Andy Udoff | ammortnet@msn.com |
| 11. Brad Smith/Heather Gerhart | mountaingailhg@gmail.com |
| 12. Wilbert Martinez | wilbert2martinez@yahoo.com |
| 13. Walter Galdamez | galdamez2walter@yahoo.com |
| 14. Victor & Liliana Meza | mezavic@hotmail.com |
| 15. Mauricio Roblez | mauriciorob1@netzero.com |
| 16. Mary McClure | mcccluremary@hotmail.com |

Meeting Notes

- Called to order (10:21 am) - started late due to parking issues at Keystone Inn
- Introduced Board members Jen P and Becky G
- Fire Marshall Steven Skulski talked about fire prevention/protection
 - Sprinklers are not required in our complex
 - Each unit has smoke detectors
 - No monitoring is installed
 - Options:
 - 1. home safety inspection, with recommendations only; one unit at a time, free
 - 2. fire extinguisher training
 - 3. fire protection system options
 - monitored smoke detectors – NOT extinguishing system
 - sprinklers
 - on-call (or in-house) firefighter
 - Andy Udoff called monitoring agencies, got one rough estimate – would require going through drywall in kitchen, won't replace or repair drywall when done
 - Can also look at simpler systems like 110v hardwired smoke detectors; wireless detectors for monitoring
 - Recommended setting a base level of monitoring, an inspection to point out deficiencies, and getting bids

- Noted that local Fire Dept response time is 4.5 – 5 minutes in our area
 - Reviewed previous meeting minutes (10:40)
 - Motion to approve – Nicki Perisho; seconded by Jen Doris
 - Andrea from KTTR provided manager's report
 - Recognized the Board for keeping dues low by self-managing
 - Covered the balance sheet
 - Posted on KTTR website quarterly (<http://www.kttrhoa.com/SodaCreek/>)
 - Budget comparison with 2007
 - Started 2007 with a \$20k deficit from boiler incident in 2006
 - Saved money in 2007 on gas & electric and made unbudgeted money from coin-op washers, so we ended 2007 under budget by \$20k
 - KTTR & Board strongly recommend putting this money in reserve
 - Need to recover from extra low dues set by developer
 - 2008 Budget
 - Management fees are increasing by 5%, not 19.5% (typo)
 - \$1k landscaping line item was requested by the Board
 - Dump is increasing fees (noted that trash removal contract is up in March, can be bid out)
 - Reserve assessment is making up for boiler replacement not in original budget
 - No more special assessment
 - Boilers will be replaced 2008-2009 in order of likelihood to break
 - Kim Udoff noted that water softeners may help with boilers; Andrea noted that these can be very expensive
 - Motion to approve 2008 budget except for management fee change by Paula Samuelson, seconded by Jen Plous; approved unanimously
 - \$20k reserve overage discussion
 - Options:
 1. Immediate payout to owners: approx \$500 check for each resident
 2. Apply to 2008 operating budget: would decrease dues for 2008 by approx \$45/month
 3. Put in reserve for future needs
 - Board recommends putting it in reserve, noted that by 2020 the reserve will be \$189k negative; a healthy reserve looks good to potential buyers; will earn interest; might be applied to fire suppression system in the future.
 - Motion to approve putting the overage in reserve by Jen Plous; seconded by Jen Doris; vote passed with 1 opposed and 1 abstain.
 - Boilers
 - Plumber Mike said there is a warranty, Jen Plous was not sure exactly how long, she will find out
 - Original installation of boilers cut corners, some of the cost to replace is to fix these piping mistakes
 - Reserve budget
 - Resurfacing asphalt is now included
- Discussion of KTTR role (11:06)
 - KTTR are not our property managers, they only deal with money issues. Everything else goes to the Board.
 - KTTR will not make any decisions without Board approval.
 - Noted that if a homeowner calls plumber or other maintenance service to work on a problem in a common area, that homeowner will be responsible for paying for the repair if it was not approved by the Board. Board must approve all purchases.
- Old Business (11:08)
 - First boiler is done (497 building)
 - New parking passes were issued in 2007
 - Use the new green passes, not the old blue ones

- KTTR will distribute new passes to future owners
 - Board spent a lot of time and energy collecting past dues
 - Some homeowners were very far behind in payments but we are in much better shape now
 - These payments go into operating budget like regular dues
 - Trash
 - Don't leave trash outside or on the deck; we've had raccoons in the area
 - Andrea noted that another association spent \$20k on raccoon mitigation
 - If trash is not actually placed into the dumpster, we will get charged extra
 - Nicki suggested putting up "no dumping" signs
 - Don't stack recycling on top of the bins if they are full, high winds blow things around
 - All recycle bins are commingled, the labels are out-of-date
 - Paula suggested putting a gate or lock around the dumpster, or some other deterrent; this can be part of the trash contract as we renegotiate
 - Fully bear-proof dumpsters are expensive and smaller
 - Trash pickup is M/W/F, recycling F
 - Noted that recycle bins get full quickly
 - Parking
 - We have 80 passes, and less than 80 spots; be respectful, ask guests to park in visitor spots
 - Noted that there are 2 cars parked on the road blocking the plows
 - On the road is a County issue
 - HOA should not call to have the cars towed because then they would be charged if the cars are not claimed within 30 days
 - Jen Plous will call County to tow the cars
 - Noted that sometimes a trailer is parked for more than 2 days in the lot; Jen Plous noted that the Board tries to be lenient but that this is unfair for people who try to comply
 - Call a Board member if there is a specific ongoing problem
 - Noted that if you see the plow, it would be good to ask where to move cars to help
 - Noted that piles of snow on the corners are blocking the view coming in or out of the lot; Jen Plous will call the County to see what can be done.
- New Business (11:26)
 - (not officially new business, but noted that Shirley Beaty's name was spelled wrong, "Beady", in the previous meeting notes)
 - The parking lot will be repaved in the spring; all cars will need to be moved for a few days during this process.
 - Noted that the resealing last fall was poorly done
 - Boiler replacement in two more buildings is planned for 2008
 - Fire monitoring
 - Andrea noted that a different association installed a wireless fire monitoring system in two buildings for approx \$25k plus \$75/month monitoring (no sprinklers)
 - A \$50k installation would add \$100/month to the dues to do all at once, or \$20/month if done over 5 years
 - Some associations enforce replacing batteries in smoke detectors, done by the maintenance person
 - It was suggested to put together a pamphlet with fire safety tips, or get one from the fire department, and give to all homeowners
 - An informal vote was against an increase in dues for a fire monitoring system
 - Noted that the fire department will give free replacement batteries while doing an inspection; there was interest in coordinating this.
 - Opportunities to get together in 2008
 - Doggy cleanup day
 - Sometime in May
 - Jen Doris volunteered to coordinate
 - Landscaping
 - Any projects or expenses must be Board approved
 - Noted that the groundcloth on the berms is wearing out; would be expensive to fix

- Noted that the sprinklers are working but hit the sidewalk; suggested to reset the timers to have them run overnight
 - Jen Doris volunteered to coordinate other landscaping projects
 - Shirley, Heather, and Wilbert also volunteered
 - Garage Sale/BBQ
 - Jen Plous and Sue volunteered to coordinate
 - Point unit for each building
 - Noted that this might not be practical, Board still must approve any repairs, etc
 - KTTR can help by posting a questions/comments web page that will forward to the Board
 - Board and/or volunteers can write notices to send to the email list
 - An informal vote was against having a point unit
 - Jackie at KTTR can be reached at keyacct@comcast.net
 - Noted that some front units are rentals – the Board will look into this, it may be against the deed restriction covenants
 - Outdoor Lighting
 - Needs to be something not too bright; landscaping or path lights are hard to maintain in the winter
 - Not much interest, will be raised again in next year's meeting
 - Solicitation
 - Informal vote approved installing peepholes or doorbells at homeowners' expense
 - Informal vote against HOA purchasing “no solicitation” signs; homeowners may purchase at their expense
 - The Board will make a list of approved peepholes that work with our doors
 - Noted that the original locksmith must be contacted to replace locks so that they will work with the same master key
 - Noted that the Board will need to test the master key to verify that no locks have been replaced and no longer work with it
- Other issues (12:00)
 - Touch-up paint
 - The original paint is Sherwin Williams industrial, can only get 5 gal at a time
 - Suggested to get a shared store of paint; but it is hard to store; can gauge interest on new comment board on KTTR website
 - Noted that homeowners should not call Walter directly, contact the Board instead
 - Repairs within the unit are the homeowners' responsibility
 - Window replacement
 - Most windows/doors should still be under warranty
 - Wilbert had some replaced, will post info on the KTTR website
 - Noted that heat is included in the dues, but everyone pays for it, so please be respectful and don't set the thermostat to 80 degrees in the winter
 - Noted that lights in the laundry areas should be turned off when not in use to save on electric
 - Window cleaning
 - Not in the budget
 - Motion by Jen, seconded by Nicki to approve adding to the 2008 budget if it is less than \$2k; approved by a vote with 9 for, 4 against
 - If this is arranged the Board will give notice so that homeowners can close windows, etc
 - Board Election (12:13)
 - Jen Plous's term has ended; Nicki left earlier in 2007
 - 2 year terms
 - Need a mix of people from front and back units to ensure that everyone is represented
 - Paula and Victor volunteered for the Board and were unanimously accepted
 - Motion to adjourn by Jen, seconded by Mary.
 - Noted that 19 homeowners were represented, not a legal quorum of 20.