

SAMMAMISH BLUFFS CONDOMINIUM
BOARD OF DIRECTORS MEETING
01/18/18 AGENDA

CALL TO ORDER

- Meeting called to order at 7:00pm. Board members in attendance: Suzy Scott, Cami Cress, Valerie Michel, Christine Koester, and Jayme Stocker.
- Property Concepts managers Jack Taylor and Bob Culjat were also in attendance.

APPROVAL OF MEETING MINUTES

- Motion made, seconded, and passed to approve the November minutes with noted corrections.

OWNERS FORUM- QUESTIONS AND COMMENTS

- Homeowner: suggestion to keep dues increase at 2% or less in light of the recent special assessment (smoke detector project).

GUEST SPEAKER- LANDSCAPING – Marnie White, Landscape Designer

- Discussion and proposal for design to replace pyramidalis
 - Additional discussion to be held during budget discussions
 - Marnie presented two different drawings with suggestions for fencing and plants to use to replace the pyramidalis. One drawing used 3 fence panels, the other drawing used 5 fence panels.
 - Marnie suggested pulling out the current rhododendrons that flank some entryways and replacing them with Fred Piest rhododendrons, which don't grow as tall.
 - Plants suggested generally last 10-15 years. If watered well the first year, they will become drought tolerant. Some of the suggested plants include: Spirea, Nandina, Dwarf English laurel, and Cistus White Rockrose.
 - If we buy plants through Squak Mountain Nursey, we will get a 10% discount, because Marnie is associated with them.
 - Marnie noted that the pine trees by the C building are growing slanted.
 - Board member Valerie will work on getting bids for fencing panels with horizontal wooden boards.

BUSINESS:

- Election of officers
 - President: Suzy Smith
 - Vice-President: Christine
 - Secretary: Cami Cress
 - Treasurer: Cami Cress
 - Vote: In favor: all. Oppose: none
- Budget discussions for 2018/19 Fiscal Year (each item will be discussed separately)
 - FHA Approval- approximate \$700 expense and Board signature required.
 - Christine Koester has volunteered to sign
 - Motion to approve as part of 2018-2019 budget: Suzy. Seconded: Cami. In favor: all. Oppose: none

- Insulation proposal: funded by PSE
 - Includes taking all vents that are going into attics and venting out.
 - PSE pays the installer directly
 - All in favor
- Interior painting at F, G, & H – Proposals from A-1 and Lower 48
 - A-1 Painting estimate was about \$7,000 from last year's price
 - Lower 48 Painting estimate: if they start before March 23rd, only about \$150 more than what we paid last year. Approximate cost of \$23,000.
 - Motion to hire Lower 48 Painting: Suzy. Seconded: Christine. In favor: all. Oppose: none.
 - Note: Bob has paint for touch-ups that become needed.
- Carpet installation at F, G, & H
- Blackberry and Juniper cutting along West Lake Sammamish Parkway SE
 - Homeowner requested for all blackberry vines to be removed.
 - Will be discussed further at another time.
- Landscape Bark
 - 240 cubic yards
- Street light installation along West Lake Sammamish Parkway SE
 - Homeowner with this concern will take it to the Issaquah City Council
- Spring clean up project – idea of board member Cami Cress to have a condo clean-up day for the landscaping/plants- such as trimming, picking up fallen branches, etc. Due to insurance liability, not able to happen.
- Stairwell lighting
 - Battery operated lights set for sample
 - \$45 for 3 lights. 27 entryways. \$1000 for lights and batteries.
 - All in favor.
- "A" Building Mailboxes – potential to move or purchase more
 - Cost: about \$250 each.
 - All in favor of allocating \$1,000 for purchasing new mailboxes to have when current ones break or are broken into.
- Removal of Juniper bush by Building E
 - All in favor to allocate \$700 to remove this plant and replace it with something smaller.
 - No fee for "call before you dig."
- "A" Building underground stream/aquifer
 - Will discuss cost at February 15, 2018 board meeting
- Final inspection and sign off on smoke detector project
 - All units have the required smoke detectors installed.
 - Final inspection and sign off will occur around the end of February.
- Website discussion
 - Ready to be shared with homeowners & residents. Website address will be posted on flyer in entryways.
- Other
 - Pool deck: replacement is not needed this year. It will probably cost between \$18,000 and \$19,000.
 - Wooden mailbox structures – not needed this year; possibly next year.

ADJOURNMENT

Meeting adjourned at approximately 8:35pm.

NEXT BOARD MEETING FEBRUARY 15.