

**SAMMAMISH BLUFFS CONDOMINIUM
BOARD OF DIRECTORS MEETING
MINUTES
01/21/2021**

CALL TO ORDER

Present: Christine Koester, Jim Nell, Rachelle Edgar, David Long, Heather Long, Jeremy Watkins, Len Gonzales.

EMAIL VOTES

SOFFITTS REPAIR PROPOSAL: Approved by Board 12/10/2020 – 6 ayes 1 no response
DRYWALL REPAIR A205: Approved by Board 12/10/2020 6 ayes 1 no response
RESIDENT MANAGER PHONE: Approved by Board 12/10/2020 6 ayes 1 no response
DAVEY TREE PROPOSAL: Approved 1/18/2020

HOMEOWNERS ISSUES:

- B205** Lawsuit against neighbor for harassment
HOA is removed from any liability as it is a personal issue.
- A111** Landscaping complaint
Wants landscaping to match surrounding area.
It's an end unit; therefore, planting is different.
Tree root/branch hazardous.
Jeremy to white spray hazardous area as a deterrent. Will have landscapers to inspect and bid as to what needs to be done.
- E303** Flooring inspection update
Jeremy inspected with vendor and found subfloor cracks causing noise. Bid obtained from Steadfast Construction \$6160.00. Jeremy to obtain two more bids.
- E101** Hot water tank leak
After inspection, it was found to be homeowner's responsibility.
- A305** Says not responsible for damage.
Our attorney states that the homeowner is responsible for damage. Total \$3048.15. Motion carried in favor of sending letter outlining their responsibility and adding charges to her account.

APPROVAL OF MINUTES (November)

Motion carried in favor of approval.

BUSINESS:

Budget

Budget ratification meeting.
2021-2022 Operating Budget proposal sent with options for dues increase at varying levels to cover expenses. Motion carried in favor of approval State Farm renewal at current deductible of 5%.
Landscape bark
Next phase of private fencing E & F building
Discussed postponing privacy fencing E & F Building project for one year. It was stated that this was approved in the budget to proceed this year and homeowners are expecting this work to be done as promised. Agreed to keep on schedule and Jeremy to forward proposal from original contractor as not happy with last year's contractor.

Landscape barking will be determined after fencing is completed.

Seal Coating of parking lot

- Including new seal coat, stripes, numbers
- **Since the meeting, the President has full details on file for handling this project.**

Sidewalk repairs

E & F Building concrete repair due to damage. Jeremy to contact vendor for bid to repair so as to match original.

Planning siding replacement

Tabled until July/August.

Tennis Court

Phase 3 update

Estimated April for completion.

Flood E201

Update inspection of deck

No damage found in either deck.

Landscape update

Update of plants w/height B building.

Not seen much growth yet. Possibly in the Spring.

HOMEOWNER/RESIDENCE

Status of info sheets

Received only 17 info sheets. Will send out again with Budget.

GARBAGE/RECYCLE

Update

Jeremy has seen vast improvement in the breaking down of boxes after posting notices.

NEW BUSINESS

Parking issues, perhaps first and last month parking space deposit

Motion carried in favor of first and last parking space deposit. Discussed parking permit sticker for resident's cars and a plaque for the visitors overnight stay. Also, visitor spot signs to be installed. No tag displayed will be towed. Jeremy will send quote to Board for approval.

Moving in fee.

Still \$100 deposit for renters

Resident Managers flooring.

Flooring installed 2017. Jeremy to contact Great Floors for warranty expiration and/or bid to repair

Outstanding dues

Tabled for next month

ADJOURNMENT 8:38PM

