

Board Members:

Teresa L’Amarca – President
Jody Matthews – Vice President
Louise Richardson - Secretary
Ellen Peterson – Member at Large
Micky Martin - Member at Large

Board Members in Attendance: Teresa, Jody, Louise, Micky

TMT Representative in Attendance: Cindy Sinanian

Minutes: Louise Richardson

Community Members in Attendance: Approximately 20 community members.

Open Meeting 6:30

New Business

Cindy proposed a new meeting format: Review the agenda and then open meeting to homeowners.

1. Approval of May’s 2019 Meeting Minutes, and April’s meeting minutes:
 - a. Moved, seconded and approved.
2. Review of May’s Financials. We received insurance claim money of \$36,754 but it hasn’t been applied yet, so the report appears to have a deficit because the offset line entry hasn’t happened. This should be cleared up by next report.
3. Jean Homan pointed out that the website needed to be updated with the financial reports, and asked for a review of the budget—where we’re over or under.
 - a. Insurance premiums over budget for \$17,000 earthquake premiums which were not included. Irrigation by \$400. Under budget on payroll because Eddie only half a month. Over on the gate repair. Under on Maintenance and Maintenance supplies. Pest control over budget. Most everything else is under budget. Operating reserves should be three months, so we are low on that. Bills are getting paid, but the reserves are low. A large bill for asbestos came up for N building. Many expenses are variable.
 - b. As of June 15th, checking account is at \$47,000.
 - c. Financial report is approved by the board.

Special Topic: Committees

4. Do we want to establish committee’s? Can we establish a “Neighborhood Safety Committee”?
 - a. Motioned, seconded, and approved.
 - b. Emmy, a resident, will head the committee.
 - c. Cindy would like us to have more committees.

Manager’s Report

5. Reserve Study:

- a. Peter would like to see updates to the Reserve Study. Board members had not reviewed it, so it was tabled. Cindy provided bullet statements, which she would like us to look at. Also pending comments from Peter. Decided to table discussion of the reserve study pending comments from Peter.

6. Signage Project:

- a. Peter has resigned and handed over the signage project to Eddie and Teresa.
- b. Large map ordered June 24th. Eddie will have meeting with the fire department about the placement. Utility notified before digging, but they didn't clear the right spot. Eddie will construct frame and install per Peter's instructions, and can have it done in just a couple of days.

7. Archon Tree Proposal for the Gully:

- a. Archon Tree Proposal was presented with two options. Tree work was approved by the board at the May meeting, but not specifically who was going to do it, and which options. We need to choose the scenarios. \$9,500 or \$9,900.
- b. Teresa explained that trees will be removed to achieve goals. Douglas fir trees will be removed or wind-sailed.
- c. Member is concerned about a dead tree that needs to be removed. Teresa explained dead trees and limbs will be removed in the whole project. Will be taken care off during the project time-line. Branches will be chipped and trunks placed down for future removal. Not having Archon take the trees away because it would be too expensive, and because people want it. Leave for people to take for firewood. Will someone cut them up? Won't be logged, but community can do it to reduce costs. Cindy read the proposal: 8-10 Douglas firs, and a list of other trees. A variety of trees and sizes will be cut down and removed. Leave wood in lengths.
- d. Jean Homan wants to know how many are being removed. 10-15 trees. Wants to know why. Teresa explains that many trees are dead and damage. Jean Homan and Teresa discuss the trees.
- e. Mixed discussion about the views, the health of the trees, the home values, people have been talking about this for years. Homeless people live in the trees. Starting fires. Taking trees out both sides of the fence. Teresa said she had permission from a city official. Homeless people are also making fires. Another member said she was worried about fires and that it was hard to get people to remove dead trees, so she wants to make sure the trees are removed. Another member had concerns about the gully buildings being made unstable by the tree removal. Teresa assured her that the arborist knows land. Teresa assures everyone that some trees will be limbed up to make sure that ground isn't compromised.
- f. Jean asked about the tree trimming budget, and are we planning more phases. Do we know how much the total tree program will cost? Debate about the budget vs "resetting". Concerned that the operating budget is not enough to cover the second phase. Cindy said that general maintenance will cover it, but Jean argued against that. Peter said we only have \$6,000. Cindy explained we had the funds, Jody said not so. Discussion about where the money could come from. Some debate about it. Teresa mentioned re-setting again. Cindy explained the projects, and explained there were other buckets of money to use; these funds could be cobbled together. Jean objected to

this plan. She explained the budget process, and protested that we are not being careful with our budget. Teresa explained the bid process, etc. Jody and Teresa debated.

- g. Member commented that only a few a people are affected. Louise explained that we have landscaping all over whether we want it or not, and that at some people will be affected this time and others next time. Louise expressed her opinion about views and properties with values attached, explaining that when one unit's values go up, they all do.
- h. Another resident explained that buyers complained about the unkempt landscaping in the gully. Other people spoke up with different opinions and ideas, for and against. Some people complained about being encroached upon by branches and weeds going into their balconies, on N Building. Other people expressed appreciation for those who are maintaining the grounds because some things have been neglected and overgrown. Even people as recent as yesterday were being asked about the landscaping by potential buyers. We should not neglect the landscaping. Teresa explained that much work has been done by her and Eddie in order to save money.
- i. Cindy asks for a motion. Louise made a motion made to approve Option B, which was seconded, and voted AYE by 4 out of 5 members. Jody abstained. Cindy asked Teresa to sign the contract.

8. Proposal from AllWire Electric for \$3,692

- a. The first part is for re-wiring the flagpole lights and replace with LED lighting. The flagpole needs lighting because the flag is there all night. Also, the proposal includes work on the junction box in front of G building to replace the breakers with 3 20-amp breakers.
- b. Jody had a question about ongoing problem at G building with electrical. Are all the electrical problems related? Electrician has been out multiple times. The problem seems to be sensors. This proposal will not resolve all the problems. We do not know the total of the cost of the electrical bills. Lisa explained that it's the box on the side of the G building that is not working and is probably the cause of other problems. But Jody wants to know what the issue is! Can we get the report? Can we know what has been done and how much we've spent so far? Can we get credit for the money we spent? Cindy said they DON'T know what the problem is. They are fishing. Teresa said they might have to go extensively into the wiring problem. Replacing the junction box may or may not help, but they are trying to see.
- c. Can we get approval for the estimate? Jody said just wants to know what is going on. She thinks the \$4,000 is a lot. Jody said this is a safety issue. Jody moved to approve the estimate. Estimate approved.

9. Review of Maintenance Manager's Tasks:

- a. Eddie's jobs and tasks so far: Power wash the pool deck and got it ready for opening day. Addressed a heater issue with Aqua Rec, but not sure what is the status of that. We've been losing water but don't know why. Pressure washed the trash cans. Picked up trash. Trained on the compactor. Cleaned all the common area lighting fixtures. Will help with LED replacements. Conducted the tool inventory. In 2010, 2014, 2019 we had tool inventories. These are available for comparison. Will try to do once a year. Worked with Teresa to trim landscaping. Irrigation clock on G building needs fixing. The wires are not hot. Allwire to fix eventually. Will ID all irrigation needs. The landscapers did not

continue the irrigation clean out for all the other buildings. They are not addressing all irrigation. They will give proposal for anything that is not working. Question about N Building. Teresa said N building has never had irrigation. Member wants to know why irrigation is not happening. Landscaping company didn't finish the job, but they will be doing more. Eddie will work with Peter on Signage. Closed up a hold on the wire fence. Tagged vehicles and tagged a second time.

- b. Louise wanted to know what was going on with the towing plan. Vehicles seem to be there a long time. Cindy said it depends on who and why it's reported and whether they get answers and explanations from the owners. Teresa explained that some have special circumstances. People have stories about why they can't comply. Teresa, Tim, Cindy explained circumstances.
- c. Resident complained about a vehicle that has been there a long time. It's tagged. But it still sits there. Everyone thinks the vehicle's need to be removed. People need to report these. Owners get compliance letters, and fines.
- d. Fire extinguishers have been serviced and inspected for the year. (Not by Eddie.)
- e. Action actions, please see the list in the hallway. Eddie is working through it.
- f. Eddie will call the flicker bird guy. Some discussion about the birds.
- g. Other questions about the management report. May put work orders in the box. His calendar is in the hallway so you can look. Cindy communicates with Eddie every day. Still meets with him. Checks his schedule. Goes over issues. Taking ownership of the job. Looks at the place as if it's his own. Jody explains that he will listen to you, but will put it on the list for action, not do right away. You can ask him whatever you want, but he will have to get authorization before he just does stuff.
- h. Louise reminds everyone about the forms in the hallway. Please use them! They cover a variety of issues such as architectural review, work orders, pet registration, etc.

10. Solicitors and Gate Code:

- a. Cindy broached subject of changing the gate code. Tabled until further research. Specifically, a problem of people coming through to deliver advertising and solicitors. Can anyone who wants to bring all their business stuff in and distributed around? Cindy wanted to ask about the vendor codes and getting them changed, but it is a big issue and needs more investigation, so table this discussion for now. Member wants to know how other associations do it? We have to figure it out.

Unfinished Business

11. Status on the Vandalism that happened recently

- a. Person spray painted polka dots and white lives matter. The person who noticed it was a renter, so the renter reported it. Then the renter's unit owner reported it. Then there was discussion among the homeowners about who had jurisdiction—the unit or the HOA because it was common area. Should the HOA report it too even though it was reported twice already? According to Teresa, the police said it wasn't a hate crime—it was considered simple vandalism. Police said it there was no threat. Teresa and Cindy explained that there were pros and cons to reporting a third time. Also, the subject is very touchy.

- b. Jean wanted to know if the HOA had reported it and why. Wanted to know why Cindy did not just report it. Teresa and Cindy both tried to answer Jean's questions and explain why it wasn't reported by the HOA. Jean explained by the HOA and TMT should have reported because it makes a difference as to what the police could do. Teresa argued against this. Who had standing? The police said it needed to be reported by HOA, not the renter or homeowner because it was a common area, but it had already been reported twice, and nothing else would have been done about it. Teresa said nothing more would have happened and that the more we call the police, the more it jeopardizes the reputation of the complex. Jean compared it to reporting a fire. Discussion about who was targeted and who was harmed? Also, Teresa explained that there was no threat and reported multiple times. There was lots of discussion between Teresa, Jean, Jody, etc. about the vandalism.
- c. Jean thought that we (the board) is responsible for making Peter resign, so there was a lot of convo about that between Jean, Jody, Teresa, and Louise. Cindy explained that the board had a meeting and a vote, and then there was a meeting, and then a vote which went two for and two against (tied), so there was no decision to report the incident a third time.
- d. Frieda wanted to know if the black resident was upset? Etc. Mixed discussion about this.
- e. Cindy wanted to table the discussion, and put together a future process sheet for future decisions. This led to more discussion and debate between Teresa and Jean. Jean thought it didn't require a board approval, so TMT should have been able to report it, so need a decision tree from TMT so we know in the future how to handle this.
- f. Residents wanted to move on!

12. Neighborhood Safety Meeting

- a. Emmy handed a flyer about an upcoming event called National Night Out. Do we want to have a BBQ party for National Night Out? Invite police and other officials. Tuesday, August 6th. Tim thought it was a good idea. Also good for us to get to know each other. Event happening all over the country at the same time. Tim thought we should also have BBQ. Don't need a vote from the board. People can email her and help produce this event. Also handed out other forms and pointed out that 311 is a good number to know and that you can also put a 311 app on your phone. Next meeting won't be until Sep.

13. Board Resignations

- a. Loretta Livingstone and Peter Schrempf. We can appoint new board members. So Jody wanted to get the word out for people considering it.

14. Patio fences and gates

- a. Tabling the discussion about the patio fence and gates that was on the agenda because meeting is too long.

15. Claim against the city for carport damage

- a. Still looking for pictures of the damaged carport so Jean can file the reimbursement from the fire department. Colleen had pictures, but no one has them now. Some fire chief

said he had the pictures and report. Cindy said she would pass that information on to Jean.

Homeowner forum

16. Is Eddie going to meet with Blankenship to train on the trash compactor so he will know how to estimate the weight so he will know when it's full. 10 tons is the max, but city will charge a flat rate no matter the weight. We cannot tell how full the compactor is. Cindy will give him the bills so he can track the weight. Tim thinks it should be maintained, and we should have a schedule for maintenance.
17. Mitch wanted to know which trees were being cut down and if they were marked. Wanted to know if residents could see them and then have an opportunity to object. Teresa said all the trees were marked, and anyone could go look. He also wanted to know if the goats were going to be used to clean the gully after the trees were cut. He thought this would be a great way to do maintenance into the future. Teresa explained that she had a new quote for a goat company, and that the details were in last month's meeting minutes, but that we tabled the bid because we needed to proceed with the tree cutting bid first.
18. Another resident wanted to know what to do when non-residents want to use the pool but don't have a key. Don't let them in. Also, young people are climbing over the fence in front and damaging it. If kids say grandma lives there, then grandma needs to be there with them at the pool. Don't confront people, but we can ask people if they live here or not. This is our home and we have the right to ask. Also, climbing the gate is wrong, no matter what. It's not the way to get in. Judy said she has seen the kids from D building. Cindy said to report it to her, but Judy said it doesn't help because nothing happens.
19. Jean expressed that it was a shame that Peter resigned. Wanted to know who is now doing the treasurer duties. Can anyone on the board ID all the major expenditures, etc? She wanted everyone to know that it had taken a long time to get the budget under control and that it could easily get out of control again. The board is looking for volunteers. Teresa said we're aware of financials and keeping an eye on the budget, and Cindy can continue to advise. Cindy said that Peter has provided a lot of guidance up to this point. Teresa said the only thing we voted upon was the tree job, and tabled everything else. Louise said that she has heard endlessly about the gully since she has been living here, so she felt that it was appropriate to spend on the gully, even if the money had to come from various places in the budget. Jean and Teresa debated the budget and the expenditures up to this point, specifically about paying Advanced Water Restoration instead of using the insurance. Jean explained the obligation process for the budget and the gap between approving an expense and paying for it. She just wanted it noted that we need to be concerned about the budget process, and that we have an expertise gap. Acknowledged.
20. Resident N-203 said she got a visit from a plumber who wanted to enter her apartment. She said she should have been notified by TMT if a plumber needs to come. Then Eddie showed up and didn't identify himself. She said a unit owner needs to know from TMT if someone needs to get in. No one should just show up.

No further questions or comments for homeowner forum. **MEETING ADJOURNED AT 8:35**