

April 25, 2018
Daybreak HOA Meeting, 7pm

Meeting called to order 7:02pm

Attendance: Amy Soto, Saloni Bhansali, Joshua Mitchell, Scott Miller. Mark Johnson--Kappes Miller

Approval of previous meeting minutes.

Homeowner Topics: there was a small fire in Unit D104 from a resident leaving a pan on the stove and then leaving for the evening. The fire department was eventually called after the smoke detector had been going off for an hour. They were able to break into the unit and extinguish the fire without much trouble. We have spoken to the property manager of the unit (occupied by renter) and they are following up to see if there is any damage we need to address.

Mark reviewed our March financials; a few line items seemed out of place, Mark is going to follow up with bookkeeper. Looks like water and sprinkler repairs may have been assigned to wrong line item. Overall, budget looks great and we are rebuilding reserves.

Old Business:

- Drainage and dry rot at garage #67 was repaired; \$3200.
- Entry waterproofing at buildings D & C; still waiting for bids from Astoria. Will try to do resident balcony that has failing waterproofing at same time.
- 2018 Reserve Study - Review was approved as amended
- Amy will be getting updated bid from Affordable Asphalt and planning to schedule for early summer. Will most likely go for "BEST" option as it has been 18 years since parking lot was originally installed! Yellow curbs will be painted red. We will see the cost difference to add "reserved" to each numbered stall.

New Business:

- 2017 Audit and Tax return were discussed and approved
- Insurance renewal--discussed and agreed to get 2nd bid before renewing with existing agency.
- Fire Equipment Inspections--was agreed that May 26th (Memorial Weekend) was not a good date, new date in June is being explored.
- Discussed reminding residents that there is no "commercial" vehicle parking in complex.
- Irrigation Repairs: Annual irrigation inspection will be taking place fairly soon to prepare for summer grass irrigation.
- Carport Lighting Update: After troubleshooting issue with electrician, it was determined that it was most likely caused by EarthTec who had been out at property at end of March working on an irrigation leak. Earth Tec would like to repair themselves so we are going to give them that opportunity. They will reimburse us for the cost of the electrician.
- We will ask EarthTec to lay "water preservation crystals" for our lawns.
- Ask EarthTec to check out ivy growing on trees on slope.
- Other new business: Amy will be getting bid for carport cleaning/power washing, along with gutters.
- We will work on getting an established "Vendor" list for property.
- 2 new water damage claims in process: A206/A106 and E301/E201. Both are owner responsibility and have had no issues so far.

Next meeting scheduled for June 27th @ 7pm, location TBD.

Meeting adjourned 8:45pm