

August 15th , 2018
Daybreak HOA Meeting, 7pm

Meeting called to order at 7:00 pm

Attendance: Suzanne Reeve, Amy Soto, Saloni Bhansali, Scott Miller via phone and Mark Johnson-Kappes Miller

Approval of Previous Meeting minutes:

The motion to approve the previous meeting minutes was moved by Amy and seconded by Suzanne. All in favor.

Home Owner Topics: Two break ins were reported and it was decided to inspect the community and find solutions. Homeowner of Unit G204 reported a possibility of carpenter bee(s) under vinyl siding. It was decided to immediately dispatch Pest Control.

June Financial Review: The financials are on track and pending reserve transfer has been completed. Reserve Study was completed for 2019 and the reserves look good.

Old Business:

- Entry Waterproofing repair shall be carried out for Building C&D on **10th and 12th September** by Mcleod Constructions. Limited traffic shall be allowed between 8:00 am - 5:00 pm.
- Affordable Asphalt will be resealing and restriping asphalt and painting curbs in two parts - **Thursday August 23rd and Friday, August 24th** – from 7am-7am. Homeowners to be advised to remove their cars and may park at Issaquah Highland Park and Ride located at 1755 Highlands Dr NE in Issaquah. **Vehicles not complying shall be towed without exceptions.** Vehicles will be permitted back only after 7:00 am on Friday, August 24th for Section#1 residents (E, F, G and part of C building) and after 3:00 pm on Saturday August 25th for Section#2.
- Another irrigation leak has been identified and Earth Tec will take a look, American Leak Detection has also been called. Shut-off Valves to be installed to avoid water loss.
- Carport Lighting has been completed.
- A water damage has been reported at G301, assessment pending.
- Towing Agreement to be revised and include the new board members- Joshua Mitchell and Saloni Bhansali.
- Backflows have been repaired. Mark to revisit the deficiencies highlighted and obtain a break down if possible from Innovative Solutions.

New Business:

- Dryer Vent Cleaning has been completed, Unit D303 might have a damaged connection, needs repairs.
- The janitorial services shall be continued to be carried out by Asari as he has hired new staff. The previous decision to stop payment has been put on hold.
- Declaration Amendment- Schedule C to be corrected to assign correct carport/garage numbers. Mark has offered to contact an Attorney and the estimated expenses will be on the higher side of \$1000. Saloni moved the motion for approval to amend the Schedule and it was seconded by Suzanne. All in favor.

Next Meeting: September 12th @7 pm, at Unit B103
Meeting adjourned at 9:00 pm