



# DAYBREAK

## Meeting Minutes

February 26, 2015

1. **Call Meeting to Order/Establish Quorum - 6:05 PM**  
Scott, Suzanne, Amy, Sherry
2. **Homeowner Topics for Discussion**
  - **From Homeowner in G Building - noise complaint about upstairs neighbor; board will discuss and could send letter with reminder of quiet hours and copy of rules/regulations (send both to owner and tenant)**
3. **Treasurer's Report**
  - **Motion to transfer \$15,000 from reserves to operating budget - approved**
  - **Paid for shower valve leak between units last month - \$10,000**
4. **Old Business**
  - Roofing Project – draft second opinion report from Nate
    - Kent from Integrity not able to come tonight; Sherry will invite to next month's mtg
    - Nate recommends many issues can be addressed via repairs - adds 8 years to roof life (roof replacement would add 30 years)
    - Next steps - get final report from Nate & have Kent and Nate communicate; once we have final scope of work, get new bids to roofing companies
  - Dog Pet Stations - order 4 (Amy sent the design we want via e-mail)
    - Sherry will have them shipped to KM & ask Asari to install
    - Install one near A bldg, one near G, 1-2 between
    - Approx \$500 total for four stations + pkg of bio bags (4000 bags for \$100)
  - Update on Mailbox keys - only three residents have not picked up keys
  - Update on Amendments - deadline is March 1; Amy will send out reminders again, Scott will contact neighbor, Suzanne will contact her neighbor again
    - Sherry will re-tally votes
  - Hot water heater - letter from attorney (Jennifer) on how to follow up on fines

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- Motion approved - KM send standard violation letters to HO who have not replaced heaters

#### **5. New Business**

- **Scott - homeowner in next parking space has car dripping large puddle of oil**
- **Seal asphalt parking lots + curb repair - ask Sherry to re-bid (bids are a year old)**

#### **6. Location and Time of Next Meeting/Adjournment**

- **Monday, March 23 at 6 PM, F-302**
- **7:07 PM Adjourn**

**NOTE: Any homeowner who wishes to have an item discussed and acted on must submit a written request to have the item added to the agenda. Written requests must be received by Kappes Miller Management one week before the meeting each month in order to be placed on that month's agenda.**