

Daybreak at Issaquah Ridge

Meeting Minutes
Jan 31, 2018
7pm in Unit B103

Attendance: Mark Johnson, Kappes-Miller, HOA Board: Amy Soto, Suzanne Reeve, Jill Berger, Scott Miller
Homeowners: Mark A-building, Helen G-building, Silvia/Husb G-building, Jun/Ester E-building

Meeting called to order 7:01pm
Previous Meeting Minutes Approved

Homeowner Topics:

- Garage #67 (D301) has water leaking into it, puddling outside of garage sidewall. Mark is going to call out CCS to investigate/remediate.
- Approval for owners to repaint door, must match color as close as possible. Amy will investigate colors and possibly approve color for all complex to use.
- Downspout in carport in front of G building has been damaged and needs to be repaired; referred to Asari
- Quiet Hours: reminder that no vacuuming/washing machines, etc. should be used between 10pm and 7am. Neighbors should drop off letter, or refer to Mark to issue letter to owners.
- Bicycles hanging over deck rails; owners should be notified to move. Further discussion as needed.
- Lights staying on too long in F building; referred to Asari to investigate that photocells are not covered.

Financial Report-

- YTD summary, \$3k over budget. Summary of finances are very good. We were able to fully fund 2016 missing reserves and Jan-August of 2017. We will carry over 4 months of "non-funded" reserves to 2018 to try to catch up in full.
- We have decided to continue monitoring water loss claims for easier review for HOA Board.

Old Business-

- Lighting upgrades complete and project closed/to be paid in full.
- Window replacement B304; Roxy glass completed job but were difficult to work with. Will not use them again.
- Gutter Cleaning--completed Jan 4th
- Tree Trimming--completed Nov 30th
- Reserve Study--complete and Scott will review final version
- 2018 Audit & Tax Return--in progress

New Business-

- Tree Removal-Mark/Amy will wait to hear back from homeowner behind Daybreak to see if he can provide photos before calling out any tree removal company. May want to have arborist come back and trim trees on back side of Daybreak...
- Neighbor Gate--Mark and board will call CWD (The Heights) to pressure gate repair.
 - Contact information for the current Community Association Manager is Tom Ichelson. He can be reached by calling CWD at [206.706.8000](tel:206.706.8000). Please keep this information for future reference and I will do the same.

- Entryway waterproofing: bid came in at \$3100 to replace coating in front of 3 entryways. We would like to get additional bids, with the potential to see if base underneath is potential cause of lifting.
- CCS was approved to be our 1st emergency response call. Their number will be advertised and listed on our website. Mark will get that info to Amy.

Next meeting will be held at 7pm on March 14th at the Issaquah Highlands Fire Station. It will be our Annual Meeting!

Meeting adjourned at 9:10pm.