

January 15, 2015
Daybreak at Issaquah Ridge
Condominium Association
2015 Annual Homeowner Meeting

- 1) The meeting was called to order at 735pm
- 2) A proof of the meeting notice was submitted
- 3) A quorum was established with 31.6% (at least 25% is needed to establish a quorum)
- 4) Board Members present: Janine Torres, Gabrielle Wilkerson, Amy Soto and Scott Miller; absent Jill Berger (illness), Suzanne Reeve (business conference)
- 5) The 2014 annual meeting minutes were approved
- 6) Reports of Officers:
 - a. Those in attendance were asked if anyone present had not received their new mailbox key. At the meeting we were close to having 80% of the keys collected. The USPS required that we had 80% of the keys distributed before we could install the new, more secure mail kiosks. At the end of the meeting it was decided to proceed with the installation. The mailbox keys were handed over to Kappes for distribution of the remaining keys. Home Owners (HOs) who have not picked up their keys are encouraged to contact Sherry Valentine at Kappes Miller at 425/646-2776 to make an appointment to pick up their keys. Please remember to have ID with you to establish ownership. Renters wishing to pick up their new mailbox key must also make an appointment and bring a copy of their rental agreement and a copy of a utility bill to establish the right to pick up a key for the unit they're renting.
 - b. A study was conducted at the behest of the Daybreak Home Owners Association Board (DHOAB) regarding the state of the roofs. The study found that there were issues with every building, some minor and some more complex. Items to be repaired are the valleys, flashing, and in some cases the gutters. The repairs have been prioritized by building and based on those that need the work the most happening first, etc. The priority has been established in the following manner: 2015: Buildings A, C, D; 2016: Buildings E, G; 2017: Buildings F, B. The total proposed cost will be \$240k to fix the entire complex. Because we're doing this work in 3 phases (approximately \$60-70k per year), the hit to the reserves will be replaced by 2018.
 - c. The entire parking lot is set to be resealed and restriped in 2015. The broken curbs will also be repaired. This is a \$16-20k cost and is a part of normal community repairs.
 - d. The DHOAB hired a new landscaper in 2014 and the community has looked much better.
 - f. The Amendment Changes issues was discussed. A meeting was held in Dec 2014 regarding 4 amendments up for ballot to the Declarations which govern our community. All HOs received a packet of information from Kappes and were encouraged to attend the meeting

as the Community's attorney, Jennifer Hill and our insurance agent, John Galluzzo would be present to discuss the issues presented to the HOs. The issues up for ballot are:

- i. A 40% rental cap on the number of units that may be rented at any time
- ii. Clarifying language which outlines the authority of the DHOAB regarding inspection, repair and replacement of high risk components within each unit.
- iii. Establishing a requirement that each HO to purchase home owners insurance to cover his or her Unit and to pay the DHOAB's insurance deductible in certain circumstances
- iv. Establishing a move in and move out fee for rental units.

A lively discussion ensued on all subjects. HOs that had not been present at the Dec 2014 asked questions that either our attorney or insurance agent would best answer. It was decided that if the proposed Amendments did not pass that we would have another meeting that included our Community attorney and insurance agent to help explain the proposed changes. We also discussed that if the Amendments didn't pass that the DHOAB would request comments/help from the Community with a look at wording of the Amendments. Those HOs present agreed that this would be a good idea. The DHOAB will be looking for volunteers to assist us in crafting the updated Amendments (if they don't pass.)

NOTE: balloting ended at the end of the Annual meeting and we know at this time that none of the 4 Amendments passed. Your volunteer DHOAB will be looking at the options and will come back to you all for your assistance.

7) Election of Board Members

Both Jill Berger and Scott Miller's time on the volunteer DHOAB is up. Nominations and seconds of the following were made: Greg Treat, Jill Berger, and Scott Miller. A written, private vote was taken, the ballots were counted and Jill Berger and Scott Miller were voted in to continue as Board members.

8) Unfinished Business: none

9) New Business:

a. There are still 14 units who have not replaced their Water Heaters. The remaining 14 HOs are strongly encouraged to replace their aging water heaters as all original water heaters in the community have passed their expiry date.

b. We will start adding notes to the Community website. These notes will include issues such as how to turn off the water to your unit, where the fire alarms are located, how to turn off a sink or toilet, and the condo fans – why they're so important; where are they? how do you program them? times of use.

c. We have an issue with the amount of dog poop that HOs are leaving in the grassy areas of the community. The DHOAB is currently getting bids to install poop bag stations. All Community dwellers are reminded and encouraged to pick up after their dogs and throw their dogs poop in the trash. Thank You

d. There is a great amount of litter that is being thrown about the Community that was brought up by those present. Please remember to dispose of your trash in the trash bins and to not drop cigarette butts on the ground but to place in the proper receptacle. HO's brought up that there is garbage embedded in the dirt behind buildings and the dumpsters. Kappes will send out the Community maintenance personnel to clean up the debris.

e. The issue of security was raised. It was suggested that we install cameras to discourage prowlers, break-ins, and illegal dumping in our garbage dumpsters. The Community has had a security company come around in the past however the DHOAB found that they were not particularly effective for the cost to the community. The DHOAB has also looked into setting up cameras throughout the community in the past and found it to be cost prohibitive. However, the DHOAB is happy to revisit the issue. It was suggested that the DHOAB invite someone from the Issaquah Police Dept to a monthly meeting to talk to HO's/renters about the issues that we face and solutions. The DHOAB will look into this and set it up as soon as possible. It was also suggested that we look into adding more lighting to the community and this will be done as well.

f. The issue of water drainage was brought up. Water can be seen rolling down the parking lot by the main mail kiosk and by the D building garages. The issue with the main mail kiosk is the curb is broken and water coming down the hill above the Community to the French drain is being diverted out the broken curb. The curb will be repaired along with all other curbs when the parking lot is resealed. The springs that are under the garages would be an expensive fix and will not be reviewed at this time.

The meeting was adjourned at 9:19pm.