

Scott's home – F-302

22 Jan, 2014 6:30pm meeting called to order

Board members: Jill Berger, Scott Miller, Amy Soto

Guest: Greg Treat

Kappes Miller: Sherry Valentine

1. Communication

- a. HO Greg Treat was concerned with the lack of communication. Has emailed Kappes monthly requesting info on HOA meetings for past 6 months. Did receive annual mailing with only 13 days notice. Discussed quorum numbers. Greg feels there should be minutes for all minutes regardless of quorum or number of attendees.
- b. HOA Website--
 - i. Will have access to all future dates, past meeting minutes, all general HOA info.
 - ii. Greg would like email sent to all.
 - iii. Sherry will contact website developer and should be created ASAP.

2. Jill made motion to accept minutes, Scott seconded, motion approved.

3. KM – Building Maintenance

- a. Landscaping
 - i. Current landscaper is \$14,700 per year but does poor job.
 - ii. Previous landscaper was excellent but elderly, complex was too much work for him.
 - iii. Received new bid from Rainpros, cost was \$16,500 + tax.
 - iv. Scott would like for Sherry to get 5 bids, Sherry will work on that.
- b. Resealing and restriping of parking lot, need bids, Sherry will work on that.
- c. Power wash building, clean windows, exterior, sidewalks, common areas/entry ways and carport roofs; Sherry will take care of this.
- d. Abandoned vehicle near building A will have sticker placed on it with contact info for Sherry.
- e. Mailboxes need to be replaced, \$5500 is in reserve, need bids and also USPS approval. Not sure who was taking this action item.

4. Water heater replacements – review & decide on bids

- a. Concern on how to motivate homeowners to change out water heaters as they are currently outdated.
 - i. Kappes states that master policy can enforce due diligence to have units change out tanks.
 - ii. Need legal opinion to review policy to see how we can enforce requirement for the change out of water heaters.
- b. Property was built in 2002, warranty is 5-7 years, 10 years is standard but we are on borrowed time.
- c. Discussion on how to change bylaws which would allow us to change liability from association to individual owner liability. Sherry thinks it would require a 75% Supermajority vote from membership.
- d. Jill would like any requests to modify units to be sent to Kappes before work begins.
- e. McLeod Construction:
 - i. For 1st floor units with smaller closets: 18” units and power vents

1. Approx \$2500 including installation, equipment, and electrical; almost half the cost could be structural changes.
 - ii. Price for units with larger closets will be approx \$1300
 - iii. This uses 110V, so don't have to wire through the unit (for 220V)
 - iv. Approx 15% discount if 4-6 at a time
- f. Fast Water Heaters:
 - i. Tight units \$2150 + modification of closets (add'l \$600)
 - ii. Standard \$1399
- g. Ballard Heating:
 - i. \$2051.98 without electrical; approx. \$600 more for electrical
 - ii. \$1963 for natural vent.

5. Daybreak Covenants/Articles:

- a. Daybreak's master insurance policy is primary – need to change this.
 - i. Greg would like to find out if we need a super majority in order to amend bylaws.
 - ii. Covenants need to be reviewed to see if we can change in the future
 - iii. Would be worth investing \$ for an attorney to review and make suggestions on how to do this legally.
- b. No risk amendment on our current declaration – should we add this?
 - i. Need 66% of owners to agree to a change; do we have accurate info on which units are rentals?
 - ii. Would be difficult to get the percentage we need because owners of rentals are less likely to vote for the change; persuasive argument would be that continuing to have association responsibility for damage causes HOA dues to rise

6. KM/board communication

- a. Sherry officially took our complex over last month
- b. Reserves are fully funded and doing well
- c. Still need to tighten up communication – website (promised since 2004), tickler system
 - i. Sherry to contact developer for website
- d. Scott emphasized KM to be more proactive with our community
- e. Sherry discussed leak between units A103 & A203; water left dripping in sink, which clogged and then flooded unit below.
- f. Additional leak in A301 coming from roof, Sherry is working with repair company.

7:45 PM Adjourn