

**June 27, 2018**  
**Daybreak HOA Meeting, 7pm**

Meeting called to order at 7:05 pm

Attendance: Scott Miller, Suzanne Reeve, Amy Soto, Joshua Mitchell, two homeowners, Mark Johnson-Kappes Miller

Approval of Previous Meeting minutes

**Home Owner Topics:** Unit A203's back porch's footer board has faded and the homeowner wishes to paint it. The Board agreed as long as it is of the same color.

Question about whether vinyl flooring qualifies as "hardwood" in the Rules & Regs; clarification that all floors besides carpet require written approval from downstairs neighbor. Unit B303's garage is not clearly marked. Mark will look into the Declaration to find out the reasons for difference in actual vs what is available on records.

Asari is not regular, janitorial work is not up to standards and it is decided to not pay him for June.

**May Financial Review:** Transfer to reserve fund represents current month's transfer and make-up of one missed transfer from 2017. We have assessed and received insurance checks for water damage from corresponding units.

**Old Business:**

- Bids were obtained from Mcleod and Astoria for waterproofing repairs at the entrance of Building C & D, Board has agreed to go with Mcleod with the lower bid. Mark to contact Mcleod.
- Affordable Asphalt will be resealing and restriping asphalt and painting curbs on 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 Saturday, August 25th.
- AUW has renewed our Insurance and we have been able to save ~\$3000 on premiums.
- Fire Equipment Inspection was carried out on June 16th by Innovative Systems and reports have been received. Mark to obtain the breakdown of quote for the deficiencies identified.
- Irrigation repairs – Leaks have been identified and will be repaired by Earth Tech this or the next week. Until then, Landscaping projects have been halted. Earth Tech has removed ivy.
- Carport Lighting out at some buildings: VECA's inspection remained inconclusive. Waiting for Resicon to replace the fixtures. VECA charged twice for visit, Mark will confirm.

**New Business:**

- Two Break-Ins reported over the past year (car and home): Non-emergency Issaquah police line included in latest newsletter. Homeowners are required to report to police.
- Mark will send out updated Rules & Regulations and update Resale Certificate.
- New board members will be added to Parking Permit Enforcement/Towing.
- Reserve Study update for 2019 will be done by Denise Dana of Reserve Consultants LLC.

Scott to be the point of contact.

- Board members interested in basic disaster response training - to be discussed further
- Amy to schedule Dryer Vent Cleaning, for exterior only.
- Go-to Vendor List to be prepared for various needs/repairs.

Next Meeting: August 15th @7 pm, at Unit B103

Meeting adjourned at 9:48 pm



