

September 12th , 2018
Daybreak HOA Meeting, 7pm

Meeting called to order at 7:03 pm

Attendance: Suzanne Reeve, Joshua Mitchell, Amy Soto, Saloni Bhansali, Scott Miller and Mark Johnson-Kappes Miller

Approval of Previous Meeting minutes:

The motion to approve the previous meeting minutes was moved by Amy and seconded by Suzanne. All in favor.

Financial Report: August Financials were reviewed. The reserves and operating costs/revenues are on track as per budgets.

Old Business:

- Asphalt resurfacing and painting of curbs was successfully completed by Affordable Asphalt. Curb repair will be done by Rainier based on the terms of the old contract.
- Entry of C&D Building and Deck Waterproofing - Both were completed by Mcleod Construction. On further observation by Mark and Board members, the entry to C &D has not been completed as per the terms. Mark will contact Mcleod to make sure the contract is completed as approved.
- Dryer Vent Repair- Mark to contact the homeowner for D303.
- Mark briefed that all the deficiencies found during Fire Inspection will need to be completed/repared. Board agreed to obtain quotes for the repairs. Homeowner with painted heads in their units would be individually responsible. Hedges to be trimmed in front of FTC of F Building by Earth Tec.
- Irrigation repairs are under progress. Isolation Valve has been installed and we are waiting for American Leak Detection to detect any remaining leaks.
- Declaration Amendment was reviewed and Board agreed that only the stickers with the numbers need to be changed, parking assignment and maps are correct.
- Towing Agreement was updated and new members - Joshua Mitchell and Saloni Bhansali added to the agreement.

New Business:

Budget 2019

- Board reviewed the budget and agreed to increase the transfer to reserves.
- Mark to check the Metro Sewer Fee and if we are missing any invoice.
- Mark shall submit a draft budget for review and ratification by Board members.

Next Meeting: November 8th @7 pm, at Fire station#73 - Budget Ratification
Meeting adjourned at 8:52 pm