

Oct 19, 2017

Daybreak HOA  
Eastside Fire Station #73

Attendees: Mark Johnson-Kappes Miller

HOA: Amy Soto, Jill Berger, Suzanne Reeve & Scott Miller

Meeting called to order: 7:05pm

- Previous meeting minutes approved; Amy made motion, Suzanne 2nd
- Discussion on Astronomical Timers; board to review instructions so that we are all familiar with adjustment/programming if necessary. Are not going to pay Resicon or give PSE approval until final 2 fixtures are installed
- Approved "Roxie Glass" to replace 2 windows in Unit B304 that have failed. Excellent bid at \$1750 + tax. Checks are being sent to homeowner as job is completed. They already paid deposit of \$770 by credit card. This cost is coming from reserves. Homeowner also agreed to replace their faulty exterior door and submit receipts for parts.
- Waiting for bid from Gutter King and Interlake for gutter cleaning and repairs. Amy agreed to look for additional bids through Thumbtack as we've had good luck with their recommendations so far.
- Tree trimming: Amy will contact Cloudy Sky Tree Service to see if their bid can be divided into 2 parts to reduce cost. Bid was approx \$10k and we'd like to spend \$5k.
- Mikki Sterling's email resignation was accepted. Mikki sold her unit and is moving in 3 weeks. We are sad to see her go and appreciated all of the time and work provided to the HOA.
- 2018 Reserve Study as discussed at length and several discrepancies were noted. Scott and Amy will highlight concerns and Scott will contact Denise Dana from Reserve Consultants to finalize report. We want 30 years only and some categories were 40 to 65 years out, which changes the percentage funded amount significantly.

2018 Budget Approval:

- The board agreed to the proposed budget that had been provided by Mark Johnson with a minor alteration to the "Repair and Maintenance" category reducing it from \$20k to \$16250 and the final budget increase is 8.62%.
- Nov 16th will be the Budget Ratification meeting, 7pm at the fire station. Regular board meeting to follow, we will be taking the month of December off.

Meeting adjourned at 9:01pm.