

**Daybreak HO Meeting 9/21/17**  
**Meeting called to order 7:35pm**

**Attendees:**

Amy Soto  
Jill Berger  
Suzanne Reeves  
Mikki Sterling  
Scott Miller  
Mark Johnson -- Kappes Miller

**Homeowner concerns:**

Quiet times, please be respectful of others. Talking outside of your unit early in the day echoes loudly.

Pet owners are still not picking up properly after their dogs, please if you see anyone encourage them to utilize the provided bags.

**Financial Report:**

No new issues to report. Continue to receive reimbursement for water damage claims.

**Old business:**

Lighting Update: having issues with lights coming on and off at appropriate times. This is being reviewed by board to find a solution.

Still waiting for replacement of 2 carport lighting fixtures; have not signed off on work order to have PSE pay for rebate and have not paid final payment to company.

Pressure washing: completed by Sound Cleaning, work was well done.

Gutters: Few repairs are needed to some downspouts--Mark and Scott will seek bids, work should be done Nov/Dec.

Reserve Study: should be completed in 3-4 weeks

Asari has repaired fence along street and moved location of photo cells that were being blocked.

Storage Boxes: Mikki had been storing Kappes boxes of old HOA documents. Research is being done to determine what needs to be kept and how long. Suzanne is researching, we all agreed that potentially to meet on a Saturday and go through boxes. May need to hire a "scanning" company and try to store all documents electronically. Mikki is moving and these need to be taken care of ASAP.

**New Business:**

Hardwood flooring OK'd for B304; unit B204 had signed off.

Janitorial: looking at new companies. Discussed what is cost worth to have better service. New bid of \$825, but currently paying \$675 to Asari. Potentially keep Asari as maintenance man but hire new janitorial? More bids coming in, will continue conversation with board.

CCR revision made to Section 8B at Sept meeting to include specific amount for move in fee of \$200

Water damage from toilet ring deterioration in F building

Tree trimming--Amy consulted an arborist company, they suggested the removal of several trees; overall bid approx. \$9k. Waiting for additional bids, board will discuss at future meetings.

Vote approved to repair entryway columns by Asari, cost approx \$2500.

Budgets: A projected budget will be created by Kappes, Amy will put into a Google Worksheet and board members will begin working on it. We are hopeful to have it finalized and ready for the next meeting of Oct 16. This will enable us to have coupon books printed and ready for owners prior to Jan 1st 2018.

**Next Meeting: Oct 16, 2017**

**Meeting Adjourned: 9:26pm**