

Thursday, February 14, 2008

Board of Directors			Staff	
P	Linda Herold	Member-at-Large	P	Lance Mann, Yates, Wood, & MacDonald
A	Patrick Resch	Member-at-Large	A	James Mika, Site Manager
P	Lew Cox, President	Phase 2		
P	Mark Alenick, Vice-President	Phase 2		
P	Kim Rivard,	Member-at-Large		
E	Rachelle Coe, Secretary	Phase 3		
P	Don Hilt, Treasurer	Phase 3		

Meeting Attendance: P=Present, E=Excused, A=Absent

“UNAPPROVED MINUTES”
www.tallfirs.com

Homeowners Attending: Sylvia Schulz 16C, Kai Eng 10D, Andrea Watts 19C, Arlene Park 51A, Scott & Deana Ross 41D, Peggy Karpenko 20B, Mick Crawford 33D, Robert Pade 10B Phyllis Hilt 51D, Bill Meyer 17D, Terese Mikkola 24C

Call to Order: 7:03pm

Minutes of Previous meeting (January 10, 2008):

Don Hilt moved to approve minutes as presented. Kim Rivard seconded. Motion PASSED

Homeowner Questions & Comments

Kai Eng: There are two lights out and an oil spill in the parking lot that has not been cleaned up

Bob Pade: Problems with Unit 10A—leaves out trash: phonebooks, old furniture, etc. James has spoken with the owner about this and Lance will be following up on it.

Phyllis Hilt: Frequency of security walk-through? Per Pat R-currently once a month.

Property Manager and Site Manger Reports

Presented by Lance Mann and James Mika

Committee Reports

Architectural Committee(Don Hilt): Installation of motion sensor activated light-mount in back of buildings along fence-line. James stated that need to be careful to mount lights so they do not shine into units. Don suggested that 3 more

be installed—James estimated that we could use 10-20 additional lights Don asked if the ironwork on all buildings is powder coated and how much this costs. James will provide cost information to Budget Committee/Don. Looking at obtaining an additional dumpster exclusively for landscape waste. Quote from Waste Management: 8 Yard Dumpster: \$150/week. 20 Yard Dumpster: \$100 delivery charge, \$75/month, \$155 each time the dumpster is emptied, \$45 to remove the dumpster.

Landscape Committee (Kim Rivard): Tree removal still recommended behind Building 1 Walk through performed. Proposed removal of “Butterfly Shrub”. Per Lance, the shrub is too large and is killing the lawn around it. Kim will call the homeowner to discuss removal of the shrub.

Rules Committee: No report

Safety Report(Patrick Resch): No report

Treasury Report: Recommend moving all Money Market accounts from Homestreet. Suggest moving them to BECU in the future.

Website Committee (Joan Lechter): Trial with Hypermart: Insufficient support/service from Hypermart. The initial quote was good, but the site layout is inadequate for Tall Firs needs. At this point, will look for other options.

Election Committee (Sylvia Schulz): There were no written procedures for Board elections. The Election Committee has put together new procedures, a revised proxy form, etc. MOTION: Don Hilt moves that the Election Committee procedures for establishing and coordinating Board of Directors vote at annual meetings be accepted as presented. Seconded by Kim Rivard. Motion PASSED (These are attached at the end of the Feb 2008 minutes)

Nominations Committee: There are currently 5 candidates. Deadline for nominations has been extended to February 13, 2008.

Old Business:

A. Re: There are 2 Level 1 sex offenders currently living in Tall Firs. Lew has been unable to obtain names or specific addresses for these people. Both are considered to be currently not active—their crimes were committed some time ago. Note: Parents should always monitor their children. There is no way of knowing when/if a higher level or active sex offender will moving into the area B. Concrete Bids: James is still collecting these bids. Planning on obtaining a total of 3 bids.

MOTION: Don Hilt moved to reconvene the Budget Committee to specifically

look at 3 issues: Carport Repair, Relocation of Dumpster, Gutters. Motion seconded by Kim Rivard. PASSED

MOTION: Don Hilt moved to extend the meeting by 15 minutes. Seconded by Kim Rivard. PASSED.

New Business

A. Pat Resch's unit is currently in escrow and is scheduled to close during February. Pat is resigning from the Board—will email his resignation to Lance.

B. MOTION: Don Hilt suggested that a printer/scanner/fax/copier unit be purchased for use by the association. Seconded, and PASSED.

Adjournment

Meeting adjourned: 8:45.

Rachelle Coe, Secretary, Tall Firs Home Owners Association

Rachelle Coe, Secretary

Lew Cox, Board President

TALL FIRS HOMEOWNERS ASSOCIATION

PROPERTY MANAGEMENT REPORT

FEBRUARY 14, 2008

- Requested and received two additional bids from contractors for the replacement of 4 sinking carport posts. The three bids are as follows:

- McLeod Construction	\$15,391.60 plus tax
- McBride Construction	\$7,108.76 plus tax
- Reilly Construction	\$3480.00 plus tax (add \$216 for metal saddles)

- Met on site with the maintenance committee and the on site manager to discuss progress regarding pending items.
- Met with one of the election committee members to go over their proposal for new annual meeting election procedures.
- Received written confirmation from Puget Sound Energy, that they will begin replacing underground power cables throughout the property over the next several weeks.

- Conducted a detailed walk-through of Phase II with the on site manager and Phyllis Hilt. The primary purpose was to note patio area and deck rules violations. The walk-through noted the following violations, for which enforcement letters are being sent:
 - 21-A – Children’s toys, hamster cage, pet carrier and broom on patio
 - 21-C – Shoes, mini-trampoline, wooden dining table, broom and children’s toys on patio
 - 20-B – Fiberglass sheets, two sliding screen doors, concrete pier blocks and white bucket in patio area
 - 20-C – A board in the upper bedroom window and broken blinds
 - 33-C – Christmas lights must be removed
 - 34-A – Artificial Christmas tree, rabbit cage, shovel, backpack and cardboard in patio area
 - 34-C – Multiple bags of garbage and papers on patio, 2 lamps, a stool and a bench on the deck

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- 34-D – Boat seats, broken door, junk bike and portable toilet in patio area. Colored sheet in patio slider door
 - 31-A – Large amounts of dog waste, shoes and dining chair in patio area
 - 31-D – Blue cooler on deck
 - 29-A – Gold spray paint graffiti on inside of fence and on vinyl siding
 - 28-D – Dog waste all over patio area. Dog kennel, lumber, red cooler, large gray garbage can, blue tarp, rotting foam chaise lounge pad, bags of bark and potting soil in patio area
 - 28-C – Broken light brown wooden window blinds in upper window
 - 27-D – Wooden pallet, cardboard box and concrete blocks on patio
 - 26-D – Two gas cans on patio
 - 25-B - Dishwasher, 4 tires, exercise machine and kids toys on patio
 - 25-A – 3 large plastic storage containers and sheetrock on patio. Rolled up window blinds on deck
 - 15-A – Christmas tree, computer monitor and large soup pot in patio area
 - 15-B – Dog kennel, blue tarp, scrap carpet and white plastic on patio
 - 16-A – Living room chair on patio. Green outdoor carpet covered with moss should be removed.
 - 17-B – Slider screen door lying against building in patio area
 - 17-A – Trellises nailed to fence should be removed
- The water heater in unit 50-B failed and leaked water into units 50-A & 50-C. The on site manager was able to enter the unit through an upper window and drain the tank. Called the out of town unit owner and advised him of the damage and that he must contact the adjacent owners regarding their damages.

- A lien is being filed against unit 19-A.
- A letter was sent to the owners of unit 42-D, advising them that their files will be turned over to the attorney's office for failure to pay in full or submit a payment plan.
- The owners of units 22-C, 33-A and 40-D were sent letters advising them that liens may be filed against their units.
- The files for the following 9 units are in collections with the attorney's office:
 - 3-B, 4-A, 6-D, 17-B, 20-A, 26-D, 29-C, 34-C and 48-C
- Unit 5-B is on a payment plan.