

**Thursday, November 13, 2008**

Board of Directors			Staff	
P	Joan Lechter, Secretary	Phase 1 (E)	A	Kathleen Chafin, Property Manager, Yates Wood
P	Dottie Manfred, Treasurer	Phase 1 (O)	P	Mick Crawford, Interim Resident Manager
P	Mick Crawford, Vice President	Phase 2 (E)	P	Tom Petramalo, Targa (information visit)
E	Mark Alenick, Director	Phase 2 (O)		
P	Arlene Park, Director	Phase 3 (E)		
P	Don Hilt, Director	Phase 3 (O)		
P	Phyllis Hilt, President	At Large (E)		

Meeting Attendance: P=Present, E=Excused, A=Absent (E) Term expired even year (O) Term expired odd year

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**Homeowners Present:**

Andrea Watts 19 C, G. Jupiter 23C, Robert Pade 10B, Guy Parisi 34C, Mary Allen 51C, Arlene Park 51A, Marie Mastarson 45A, Diane Franc Barmore 14B, Terese Mikkola, Kai Eng 10D, Peggy Karpenko 20B, Karen Haas 17A, Ken Popp 1918A

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**Call to Order:** The meeting was called to order by the President at 7:00 pm

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**Minutes of Previous Meeting:**

Motion to accept previous Home Owner Meeting minutes of October 9,2008 as submitted. Seconded carried

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**President comments:**

Greg Eklund was introduced as the new Attorney for Tall Firs. Phyllis Hilt will be the contact person with their office.

She also introduced Tom Petramalo President of Targa Real Estate our new Property Management Company. Targa will be taking over December 1, 2008, this is information visit. Robb White is our new Property Manager and he will be working seamlessly to transition Tall Firs from Yates Wood to Targa.

The question was asked how to transfer the attorney files from Yates Wood to Targa and it is not necessary for the attorney to do the transfer, we can request.

The Tall Firs boards wanted to make several changes for improvements for all Tall Firs residents and in the last few months we have done that but not limited to the following:

- Landscape
- Property Management Company
- Attorney
- New Resident Manager
- Repair condo for new resident manager

Jeff Hilde and his wife Jennifer will be at the December Board meeting. He will be starting January 2009.

The budget process has been very difficult this year and Dottie will address later in meeting. We have been trying to hold the dues down for all of us and have been successful.

**Homeowner's Questions and Comments**

Terese 24C just replaced her water heater. Explained the cost and necessary requirements to meet Federal Way codes and earth quake standards.

Diane and Greg 14B Would like to keep plants in area at front door. Issue with over growth and coming up walk way.

The rules address what can and can not be done. The bylaws address to get Board approval prior to installation.

Bob 10B Landscape company cut some of the plants in his area incorrect.

Tom will discuss with landscape company to make sure they have correct information.

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**Resident Manager's Report: Mick Crawford, Interim Resident Manager**

See attached.

Bldg 11 landscape issue that is being addressed.

Kathleen with Yates Wood is not available to review some items Mick is using his best judgment.

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**Property Manager's Report: Kathleen Chafin, Property Manager**

Not present at meeting and no report given to record.

Tom spoke for Targa:

Mailing will be going out soon from them about their company and necessary items to transfer. Robb White is the contact at his company and the new Property Manager.

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**Treasurer's Report: Dottie Manfred, Treasurer**

Nothing to report

Budget report

The budget numbers came in at 41% increase in homeowners dues. The committee cut it down to bare bones at 11.9% increase. Next year we will only have the Resident Manager and one employee. There was an increase by 10% in utilities. There were increases in landscape, property manager, tree removal. This is the bare minimum and as lean as possible.

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**Committee Reports:**

**Architectural Committee: Don Hilt, Chair**

Nothing to report

**Landscape Committee: Bob Pade, Chair.**

Bob Pade will now be Chair taking over the vacant position. Carol Young and Franc Barmore will be on his committee.

**Safety Committee: Phyllis Hilt, Chair**

Nothing to report. **New telephone for Tall Firs number is 253. 217. 7815**

**Website Committee: Joan Lechter, Chair**

We are working hard on it and hope to have up and running soon. There will be a new email address but you can access from old address. More details to follow.

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**Old Business:**

Mick received a crime watch letter from the Federal Way police. They now have a block watch contact person. A committee will be formed soon.

Motion 1C

Motion Reilly

Phase 3 board position has a vacancy. Arlene Park would like to be considered.

Motion: Accept Arlene Park for Phase 3 board position to serve remainder of term. Seconded carried.

Christmas party will be after the December board meeting. Need volunteers Peggy, Arlene, Mick and Mary.

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**New Business:**

Motion: Move to accept 2009 budget as work on with committee members, with an increase of 11.9%. Seconded carried

New Resident Manager coming to Tall Firs January 2009. We needed to remodel resident manager unit. A breakdown of what is required but doesn't include labor only material list \$11,000. We will need a general contractor to come in to do a turnkey fashion to do final items. The crew will do what they can to help cut costs.

Motion: proposal 128259 include taxes estimate \$13,904.60 add \$175 shipping total \$15,000 out of the reserve account funds to remodel resident manager unit. Seconded carried.

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**Adjournment:** There being no further business, the meeting was adjourned at 8:19 pm

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**Recorded By:**

Joan Lechter

/S/ Phyllis Hilt

/S/ Joan Lechter

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**President**

**Secretary**