

**Tall Firs Homeowners Association
Board of Directors' Meeting minutes**

www.tallfirshoa.com

Thursday, November 12, 2009

	Board of Directors			Staff
p	Dottie Manfred, President	Phase 1 (O)	p	Robb White, Property Manager
p	Kai Eng	Phase 1 (E)	p	John Roundtree, Resident Manager
p	Mick Crawford, Vice President	Phase 2 (E)		
p	Mark Alenick, Director	Phase 2 (O)		
P	Arlene Park, Secretary	Phase 3 (E)		
p	Don Hilt	Phase 3 (O)		
p	Peggy Karpenko, Treasurer	At Large (E)		

Meeting Attendance: P = Present, E = Excused, A = Absent (E) Term expires even years; (O) Term expires odd years

Homeowners Present

Karen Huse 13B; George Jupiter 23C; Colleen Lucas 47C; Andrea Watts 19C, Bill Meyer, 17D

Call to Order: Meeting was called to order by President at 7:00 pm.

Minutes of October 15, 2009 were approved and accepted.

Homeowners Questions and Comments:

Andrea Watt – Outside Vent for dryer still not replaced. Jon said it would be repaired this week.

William Meyer 17D – Deck surface needs to be redone.

George Jupiter 23C – Questioned the nomination and election of Kai Eng. It was explained the process was done per the declaration. The election was for the interim of this term and would be open again in April.

Don Hilt – Vandalism on property. Sign vandalized. Discussion how to repair. Siding broke on 1837 building; Graffiti. Vandalism is costly and all home owners do pay through monthly dues. Homeowner called Federal Way regarding deck repairs and could cost \$2,000 more per deck to repair. Stop work order on decks until permit issue can be worked out.

Dottie Manfred – Start thinking of running for board openings. Positions open are Kai Eng – Phase I; Mick Crawford – Phase II; Arlene Park – Phase III; Peggy Karpenko – At large from any phase.

Property Manager's report, Robb White, Property Manager:

See attached report

The adjusted 10/31/09 delinquency balance is \$52,785.73 reflecting payments made after 10/31/09.

Winter letter submitted for approval with the following items added.

1. For condominiums that have back gates, the gates cannot be padlocked. Association has right to access.
2. Christmas trees are to be taken to 1st Ave. fire dept. (Address will be obtained and given to Robb.) The trees can be disposed of free of charge. This will save extra garbage fees.

Motion: Mick made motion to accept winter letter with additions, as discussed regarding locked gates, Christmas tree disposal, & a warning to parents regarding vandalism by their children. Don seconded and motion carried.

Resident Manager's Report

See attached Report

Repair of sign at the entrance on 320 & SW 18th St. discussed. We will get proposals and also check with the City of Federal Way to determine what the requirements are for structure and lighting ordinance for sign.

Committee Reports:

Budget – Peggy Karpenko, Chair

Motion: Peggy made motion to accept budget as presented with a 9.9% increase in dues. Don seconded and was approved.

Architectural – Mick Crawford, Chair – Will discuss under old business.

Landscape – Don Hilt, Chair – No report

Safety – Kai Eng, Chair – Lights in Phase I are working. Lights in RV area are out. Bulbs are on order.

Website – Aaron sent letter offering to put all minutes on the website and maintain until end of year. Mick suggested work around until a more permanent solution can be found.

Crime Prevention – Arlene Park – No Report

Rules Revision - no meeting to date.

OLD BUSINESS

Executive Board motion approvals from 10/1/2009:

Motion: To accept Joan Lechter's letter of resignation from the Tall Firs Board of Directors and website committee effective immediately. Seconded & carried.

Motion: To require H/O of unit 30A to submit a statement from her bank stating that her bank inadvertently sent her dues to Yates, Wood instead of Targa. Seconded and carried.

Motion: To accept landscape committee's tree/shrub removal plan as submitted. Seconded and carried.

Executive Board Meeting Approval from 10/15/2009:

Motion: Modify letter to HO 42B's. Motion seconded and carried.

Motion: Christmas bonuses authorized. Motion seconded and carried.

End of Executive Board Meeting Motions.

Deck repair/replacement discussion –The City of Federal Way is requiring permit for every deck. Approx. \$2,000 per deck increase due to drawings. Railings must be removed and to replace must be up to code. Should fence railings be replaced with vinyl or wood? Would be cheaper to draw one plan and then get a permit for each deck as required. The Board is reviewing options.

Building envelope study – Four bids have been received from BET&R, Samdal, Tatley-Grund, and Grace. Another bid will be requested.

Cameras will be installed around the pool and the hot tub entrance. Also cameras are under consideration for around other areas of property.

Motion: Extend meeting for another one-half hour. Second and Carried

Pool Resurfacing Bids – Bids will not be required. John will repair drain and do the epoxy.

FHA approval process - The 60% of the Reserve funding requirement has been reduced to 10%. Professional service, which Targa can recommend, is available to help through the approval process.

John will work with landscaping to have crew remove more of the leaf bearing trees. Also shrubs around tennis court will be removed.

Mtg. adjourned at 8:45.

Arlene Park
Secretary