

Tall Firs Homeowners Association

Special Homeowners Meeting Minutes

www.tallfirshoa.com

Thursday September 13, 2012

	Board of Directors			Staff
P	Kai Eng, Director	Phase 1 (E)		
P	JoAnn Hugill, Director	Phase 1 (O)		
P	Sylvia Schulz, Secretary	Phase 2 (E)		
P	Peggy Karpenko, Vice President	Phase 2 (O)		
P	Gayle Bosshart, President	Phase 3 (E)		
P	Sandy Bacon, Treasurer	Phase 3 (O)		
E	Don Hilt, Director	At Large		

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

This Special Homeowners Meeting was called to order by President, Gayle Bosshart, for the purpose of voting to approve the Super Priority Lien Amendment be added to the Tall Firs Declarations.

A quorum was reached and the vote to approve the Super Priority Lien Amendment was unanimous, meeting the 67% approval vote required.

The amendment will create a "super priority lien" for the Association as authorized by the Washington Condominium Act (Revised Code of Washington 64.34, and following). The "super priority lien" means that banks and lenders who have mortgage(s) against a unit must pay six (6) months of assessments in order to properly conduct a foreclosure.

The Board expressed sincerely appreciation to the homeowners for their support of the Board's effort's to increase collection of delinquent assessments

Justin Smith, Targa, John Roundtree, Mark Alenick and Sylvia Schulz facilitated the voting process.

CLG Attorney, Theresa Torgesen, was in attendance as a consultant to answer homeowner's questions during the Special Meeting.

Theresa Torgesen will print the amendment and forward it to Targa. Gayle Bosshart, Board President and Sylvia Schulz, Board Secretary will sign the amendment and Targa will then forward it to the appropriate County office to be recorded.

Meeting Adjourned

Respectfully Submitted,

Sylvia Schulz
Tall Firs Secretary

Gayle Bosshart
Tall Firs President

Management Maintenance Report

Aug 8th, 2012 through Sept 10th, 2012

1. We checked the chemicals in the hot tub and pool on a regular basis.
2. The health department was here for a second inspection while I was on vacation and the outcome was that the pool had to be closed until the ph levels were brought back up, it was then reopened.
3. When I returned from vacation I answered many emails and went over the work orders with Justin.
4. The tear down and rebuild of the fences behind buildings 25 and 26 have almost been completed.
5. *Most of the curbing on the property has been repainted and should be finished by mid week next week.
6. *All of the decks undersides that have been repaired or replaced in the past have been painted with a primer and an overcoat. 16 in total to date.
7. *The hand railings that were directed to me to sand and repaint were 10-D,16-C,8-C, and the railing where the ivy was allowed to grow over have been completed.
8. After careful inspection of unit 31-C bathroom venting it was found that it needs a new tube and also a new vent installed. Tube by the association and the bathroom vent by the homeowner.

9. Unit 8-D where the board has approved for the unit to be repaired and then rented out has been completed and is now ready to rent.
10. *One of the items on my maintenance goals list was item #5 which was Identify gutters to be replaced before fall and they are the carport in front of building 13, the back gutters on building 34 and 35, the back gutter on building 18, and the carport in front of building 41.
11. I received several work orders while I was gone some of which were taken care of some still outstanding one in question is the fountain planter I need to know what to do about the tier that is broke?
12. I walked the property with several contractors about several issues roofs, T-3 units, and venting.
13. I had the concrete hauled away from all the fence repairs in the past and will have all the other debris removed soon as well.
14. I was able to borrow 30 chairs for the next meeting on Sept. 13th.
15. I had a talk with the inspector for venting and he is sending me a report about our venting and crawl space issues that I will forward the board when I get them.
16. I received a work order for longer hoses and sprinklers and brought them where they were requested.