

**Tall Firs Condominiums Association of Federal Way  
Monthly Board Meeting Minutes**

**Thursday, April 14, 2016 at 7:00 p.m. in the Cabana**

BOARD OF DIRECTORS			STAFF	
<b>P</b>	Kim Vredenburg, Secretary	Phase 1 (E)	<b>P</b>	Justin Smith, Property Manager, Targa R/E Services
<b>E</b>	Michael Chapman, Vice President	Phase 1 (O)	<b>P</b>	John Roundtree, Resident Manager
	(vacant)	Phase 2 (E)		
<b>P</b>	Mark Alenick, Director	Phase 2 (O)		
<b>P</b>	Roy Kaur, Director	Phase 3 (E)		
<b>P</b>	Don Hilt, Treasurer	Phase 3 (O)		
<b>P</b>	Guy Parisi, President	At Large (E)		

Attendance: P = Present E = Excused A = Absent

(E) = Elected in Even # Years (O) = Elected in Odd # Years

**HOMEOWNERS PRESENT:** Sorin Ragsdale 34-A; Ann Miller 23-B; Jennifer Huerta 30-D; Terese Mikkola 24-C; Carol Young 43-C; Kim Rivard 42-B; Arlene Park 51-A; Lisa Jaffee 26-B

**HOMEOWNERS' COMMENTS:** Limited to 2 minutes each.

**CALL TO ORDER:** A quorum being present, President Parisi called the meeting to order at 7:05 p.m.

**MINUTES:**

**Motion:** That the minutes of the February 11, 2016 Board Meeting be approved as distributed. Seconded and passed.

**EXECUTIVE MOTIONS:** The following motions are from the 6:30 p.m. April 14, 2016 Executive Session:

**Motion:** Unit 4C The board offers the proposal of the current dues plus ACS fees and attorney's fees plus \$100 to go toward the delinquency. Seconded and passed.

**Motion:** Unit 21C It is proposed that we approve the lawsuit to recover the delinquent dues. Seconded and passed.

**Motion:** Unit 42D It is proposed that we accept the owner's payment plan. Seconded and passed.

**FINANCIAL REPORTS:** Justin. See attached report(s).

**PROPERTY MANAGER'S REPORT:** Justin. See attached report(s).

**RESIDENT MANAGER'S REPORT:** John. See attached report(s).

John reviewed maintenance work performed by him in March, and he presented April's proposed schedule of maintenance work activities. Updates made on progress of roof projects and replacement beams for the carports.

**BUSINESS:**

**18A Foundation:** Waiting for a response.

**Hot Tub Update :** Waiting on second bid for the gunnite hot tub.

**Irrigation Update:** \$195,000.00 total, to be phased in over three years and done during the winter.

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**Earthquake Insurance:** Waiting until May for final tally of votes from homeowners.

**Tree Damaged Buildings:** The roofers fixed the carports; the rest of the damages are fixed.

**Second Employee:** Discussion on process for hiring second employee to work with John. Possibility of hiring one or two seasonal workers and then deciding if second full time employee is needed year-round.

**Repair to Water Run-off Areas:** Waiting for two more bids.

**Roofing Repairs:** Should be completed Monday or Tuesday.

**Siding Cleaning:** Six buildings and cabana left. Inset decks on buildings 11, 12, 13, and 14 left unwashed per John's instructions to prevent water entering the units.

**Planning for repairs on units damaged during roof repairs.**

**Roof Anchors:** John will get them back from the roofers. It will be discussed whether or not to replace them on the roofs.

**Discussion:** Have remaining roofs in Phase I that haven't been replaced yet looked at to plan for when they will be replaced in the future.

**Ants:** Were sprayed for by All Season, but should have been Sprauge. Will check on the frequency of spraying for ants done by Sprauge.

**COMMITTEE REPORTS:**

**Landscape Committee:** Kim Rivard – Looking into possible replacements for trees or bushes along fence on 320<sup>th</sup>. Will check with Earth Tech on cost to plant

There were no written committee reports submitted.

**ADJOURN:** There being no further business; the meeting was adjourned at 8:15 p.m.

**Recorded by,**

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**Kim Vredenburg, Director**

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**Guy Parisi, President**