

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

**Thursday, Sept 8, 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>	
<b>P</b>	Michael Chapman, Vice President	Phase 1 (O)	<b>P</b>	Shelley Murray, Emerald MC
	(vacant)	Phase 2 (E)		John Roundtree, Resident Manager
<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:** Jennifer Huerta, 30D; Ursula Owen, 28B; Carol Young, 43C; Lisa Jaffee, 26B; Patrick & Vollie Resch, 49D; Arlene Park, 51A.

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

**CALL TO ORDER:** A quorum being present, President Parisi called the meeting to order at 7:15 p.m.

**Structural Engineering:** Waiting on a bid from Dibble Engineering for 18A..

**Carport Beams & Posts** – Waiting for report; will use it to find contractors and obtain bids.

**Roof Leak Repairs:**

SnoKing – 44A - Checking humidity

45D – Trying to schedule

Maintco – Finishing drywall and painting

**MINUTES:**

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

**EXECUTIVE MOTIONS:** The following motions are from the 6 p.m. Sept 8, 2016 Executive Session:

**Motion:** To approve additional fees for Shelley and John to meet weekly. Seconded and passed

**Motion:** 4C To move forward with the lawsuit. Seconded and passed.

**Motion:** 32C To move forward with investigation for funds/finances (employment/bank account). Seconded and passed.

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

**COMMUNITY ASSOCIATION MANAGER'S REPORT:** Shelley. See attached report(s).

Proceeding forward with small repairs. Considering a working meeting with board to review the maintenance plan.

Reviewed maintenance responsibility matrix – needs to be updated.

Parking issues – homeowners should help to enforce. Need to finalize updates and decide on possible parking permits.

Working with Waste Management on back payments/reimbursement, they are willing to give 6 months credit. Still talking with Waste Recovery Systems.

Contract with AquaRecs for hot tub is good, still waiting on reply to set a start date.

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

John informed us there are new drug enforcement officers. John will talk to them and see if they have guidelines for how to report incidents in the complex.

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**COMMITTEE REPORTS:**

There were no written committee reports submitted.

**Safety:** Maintenance items should be prioritized for safety.

**OLD BUSINESS:**

**Hot Tub Update :** Waiting to schedule time for replacement.

**Maintenance Plan:** Board will review, possible working meeting to be scheduled.

**Precision Concrete Cutting:** The bid is good for 1 year.

**Mulch for Entrance:** Don't want the fine grade as listed on bid, want at least medium grade. Need to review plant choice before going ahead with project.

**NEW BUSINESS**

**Asphalt Bids:** Review bids included in packet.

**Energy Services:** Can have them do a free energy audit before going ahead with replacing all existing lights.

**Removal of Trees:** Have 4 arbor vitae behind 1922 C that want to have removed. Will donate them to be used elsewhere on the property where old trees or bushes have been removed.

**Grass:** See about reseeded of grass at entrance on 18<sup>th</sup>.

**ADJOURN:** There being no further business; the meeting was adjourned at 8:07 p.m. Executive session for Sept. 8<sup>th</sup> will be at 6:30pm