

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

Thursday, Nov 10, 2016 at 7:00 p.m. in the Cabana

BOARD OF DIRECTORS			STAFF	
P	Kim Vredenburg, Secretary	Phase 1 (E)	P	
P	Michael Chapman, Vice President	Phase 1 (O)	P	Shelley Murray, Emerald MC
	(vacant)	Phase 2 (E)		Matt Waller, Assistant Resident Manager
P	Mark Alenick, Director	Phase 2 (O)		
P	Patrick Resch, Director	Phase 3 (E)		
		Phase 3 (O)		
P	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: Jenniger Huerta, 30D; Ursula Owen, 28B; Don Hilt 51D; Vollie Resch, 49D; Lisa Jaffee, 26B; Terese Mikkola, 24C; Arlene Park, 51A; Glenna Cameron, 40A.

HOMEOWNERS' COMMENTS: Limited to 2 minutes each.

CALL TO ORDER: A quorum being present, President Parisi called the meeting to order at 7:20 p.m.

Structural Engineering:

18A – Building Settlement –Project Managers bid walk scheduled for Nov 15th.

Carport Beams & Posts –Need to find a contractor to complete repairs per the specifications.

MINUTES:

MOTION: That the minutes of the Oct 13, 2016 Board Meeting be approved. Seconded and passed.

EXECUTIVE MOTIONS: The following motions are from the 6 p.m. Nov 10, 2016 Executive Session:

Motion: For account 12792, to accept the payment plan from the owners. The board will consider waiving late fees if the payments are kept current and when the balance is brought up to date. Seconded and passed.

Motion: For account 12837, to move forward with the lawsuit. Seconded and passed.

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

Reserve expenses to be paid: \$30 to Emerald.

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

- Drainage – reapproched Ventillation Power for drain cleaning – bid attached for scoping of pipes. Have discussed issues with Earth Tech. Going to put in a vault behing building 29. Reviewed what work Larson did last year.
- Resound Energy – bid of \$12196 to replace all 217 bulbs. We may have replace up to 20 carports already. Need to check what the 217 bulbs includes – pole lights or carports. All but 2 pole lights have been changes to LED.
- Hot tub replacement – tabled until a Project Manager is approved and find out more info into exactly what needs to be done, the cost for removal and replacement of wall. Should have info ready for annual meeting to bring to vote.
- Waste Recovery – cost is the same as Waste Management for first 2 months, then cost will be lowered.
- Winterization – taking inventory of spigot covers and mapping where faucets are on property.
- Mailbox keys – working with person who installed boxes to figure out what happened to them.
- Pest control – Sprague for ants at \$700 a month; All Seasons for bait stations – bees getting into units. Both asked to present bids for total pest control to only have one pest control company.

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

- EarthTech coming everyother week during winter.
- Pool issues – heavy rain is causing overflow sensor to go off; emptied it to lowest level to help prevent alarm going off.

COMMITTEE REPORTS:

There were no written committee reports submitted.

Safety: Checking on lights. Shelley is working with Matt to check on lights and create a map of where they are and when they are/have been replaced.

OLD BUSINESS:

Maintenance Plan: Working on reviewing what needs to be done, Matt and Mike meeting up to review tool inventory.

Mulch for Entrance: Need to review plant options and mulch to be used.

NEW BUSINESS

2016 Tax Audit: have been using Vandal bid at \$1750 for 2016 audit. Also have bid from Stanford Munko at \$2000 for 2016 audit. Shelley recommends going with Stanford Munko, have a more thorough report.

Motion: To use Stanford Munko for 2016 audit. Seconded and passed.

Board Terms: there will be 6 positions open at the Annual Meeting.

2017 Draft Budget: Emerald's draft budget has a 9.95% dues increase. Includes reserve costs from realistic costs provided before being added into the current reserve item costs. Board will review and decide at December meeting.

ADJOURN: There being no further business; the meeting was adjourned at 8:18 p.m.