

9.23.14 BOD Meeting

Present —

Board: Doug Ashby, Jim Stewart, Heather Wilaby, Bill Schauer, Cynthia Griffen

CAP: Wes Finchum

HO: Jackie McCool; Jane West

Call to order 6 p.m.

Board approved 8.19.14 Minutes

Review of August Financials

- + discussed switching from cash to accrual system of accounting allows more consistency in month to month
- + water usage / costs improved (possibly due to repair of leak in irrigation between H & I bldgs.)
- + Board voted to accept Financial Report

Construction — Review of bid from Pacific Crest Construction

- + Jim moved to accept portion of bid for roof repair (without competitive bid) in the interest of getting it fixed before heavy rains start. Heather seconded.

- + Question: Are \$55 added costs per crew hour or man hour?

Windows —

- + Recommendation to replace 39 windows in E building;
- discussion followed regarding HOA v. personal responsibility;
 - would like to have installation requirements and/or required installer;
 - can't require people replace them;
 - Wes check on legal options for payment / billing back to HO.
 - If HOA were to pay it would come out of Reserve funds.

Siding —

- +Jim estimated cost of siding may be more than estimate once project starts due to damage / poor installation.
- +Doug asked about costs of new residing v. trying to repair old.
- +Pressure washing cost \$23,000 may not be necessary if we replace siding all together

Paint -

- + Bill asked about paint touch up on side of his unit.
- + Cynthia to send out old email from Julia re: paint formula. (done)

Decks - (all buildings)

- + Do they need to be completely done now for safety? Can they be shored up until full repair in Spring 2015? Cost for this \$7410.

Stairs - (all buildings)

- +Stability needs to be checked.

Target date for major repairs 2015 starting week after Rose Festival and going for 6-8 weeks.

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Morrison Hershfield, architectural design firm may be option for consultation on color schemes, etc., for entire complex.

Miscellaneous

HO:

+Jackie McCool — Bldg G, reported roof files have fallen off back corner. Pacific Crest to check this out while working on E building.

SUV Lexus speeding - Wes will send warning letter to offender.

Hot tub —

- + Cost \$240/month to keep hot tub open during the winter.
- + Board voted to keep hot tub open this winter as trial, and will reassess cost v. usage.
- + Need to have better cover; Doug said Wet Kat has ordered new one.
- + Heather is working on next Newsletter, to include info that hot tub will remain open this winter as trial; if no use in winter we will re-eval keeping it open; remind residents to keep cover on.

Replacing Clubhouse toilets — Options

- +Doug from CAP to give price;
 - +Cynthia G to check w/ her Contractor who is doing her bathroom remodels
-

Executive Session:

Nancy Wilbur's disruptive behavior -

- + Wes to set meeting off site with Nancy's sister and James and Doug A to discuss options;
- + If sister not accompanied by her husband, Cynthia or Heather should be there.
- + Board needs to collect dates/times of incidents, and report to Police.
- + CAP can fine Nancy, send letters, etc.

Adjourned 7:32 p.m.