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Darby Estates Condominium Owners Association

Community Club House

Open Meeting Minutes

April 20, 2015

Attendees:

Condominium Board Members

Jeff Duncan – President
Lawrence Wong – Treasurer - Excused
Rita Rukashaza – Secretary
Mona Hanson – Member-at-Large
Cheryl Grass – Member-at-Large

Access Real Estate Services

Rachel Long

The Board Meeting was called to order at 6:28 pm.

Treasurer Financial Report – (Given by Cheryl Grass) As of March 31, 2015

	31-Jan-15	28-Feb-15	31-Mar-15	Notes
Reserve Funds	\$532,673	\$546,724	\$556,191	
Operating Funds	\$66,416	\$72,145	\$66,794	
Aged A/R	\$57,716	\$57,210	\$8,387	
Over 90 Days	\$51,457	\$50,960	\$3,349	
Total Current Assets	\$656,805	\$676,079	\$631,372	Total asset decrease is due to bad debt write offs

Management Report

- Outstanding work orders status** – There are three outstanding work orders in process. One is a piece of loose siding on the 516 building that is in process of being addressed. A recently purchased parking spot needs to be painted with “Reserved” and that is being done. The third item is dryer vent cleaning. The Board will be discussing the bid at this meeting. The vendor stated that he needs a long period of dry time and will work through the buildings as the weather permits.
- Delinquency details report** – The Board received the list of delinquencies. The three owners in “Over 90 Days” are either in a payment plan or have been sent to collections.
- Status of landscaping contractor action** – We are waiting for Plantus Nativa to get back to us with a list of suggested plantings for us to choose from. It was noted that we have some very poor soils so we need plantings that are not only good in this climate but will work with the soils we have.

Old Business

- Lawyer consultation concerning rental cap issue** – Our lawyer’s office has responded to our issue. Currently there is a case pending based on a suit brought by the developer of Centre Pointe. When the owners discovered that the developer intended to build a wing of rental units, they passed an amendment to their declaration, with a 67% approval, to impose a rental cap. The developer said that this changed the intent of the use of the buildings, which needed a 90% approval of the owners. The developer won the judgment. Our lawyer said that if we are trying to impose a rental cap, we should

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have 90% approval by the owners. Even if we had 67% approval, we could be sued in the future. Currently we only have 53.4% approval.

2. **Window warranty responses from owners** – We have received a great response from the owners. They have not yet been analyzed because we are still getting responses. Access will prepare a chart to let the Board know the status within the next month.
3. **Detention pond/storm water drain maintenance contract status** – The recently updated contract includes, besides pond cleaning, also catch basin cleaning as needed, billed separately. The company will be using a flat-bottom boat for the pond cleaning. Rita moved to accept the bid from Enviro Northwest for the storm water maintenance program. Cheryl seconded the motion. The Board approved unanimously.
4. **Status of investigation into water usage in Building 500** – A mailer was sent to everyone in building 500 with some suggestions, and with offers to help anyone who had drips or running toilets to get licensed and bonded plumbers. There has been no response. The other thing we can do is work with the city to choose a time when everyone in the building turns off all water and the city can verify if the meter is still running, which would indicate a leak. It would be a challenge to have this cooperation for the 30 minute period required. Rachel will check with the city about how to go about it for a large building. She will do this after returning from their vacation.

New Business

1. **Dryer vent cleaning** – Some residents have complained about significantly longer dryer times, which indicates that the vents need cleaning. It has been two years since the last cleaning, and since this is a fire hazard, the Board decided to go out for bids. We have received a bid from Northwest Energy Systems in the amount of \$3,164 plus sales tax to clean all dryer vents. They will do this a building at a time as weather permits. The price is less than last time this was done. Cheryl moved to accept the bid, seconded by Mona. The motion was approved unanimously.

Owner Input

Patti C. wanted to discuss the dumpster areas. She has seen non-residents come in and put their trash in our dumpsters. She suggested that we post signs on the dumpster enclosures stating that only residents can place garbage and trash in these receptacles, and that non-residents may be prosecuted. This is really only meant to be a deterrent. The Board felt this was a good idea. There could also be a sign about no oversized item, furniture, etc. Patti said she would check as to whether there was an RCW or city ordinance that would apply. Rachel said she would work on this when she returns from vacation.

Patti C. brought up the subject of cars parked very close to the entrance/exits of our condo complex on Darby Drive. This is very dangerous as it is impossible to see if vehicles are coming along the street. The curb has never been painted yellow in the “No Parking” distance from the entrance. The yellow marking is apparently not necessary as there is a law about the distance anyone can park from a driveway.

Another owner noted that there are two trees between the fences (our northwest corner fence and the fence of the development west of us) with roots that are beginning to destroy our parking lot and sprinkler system. He suggested that they be cut at fence level and that the roots get cut before doing more damage. Jeff volunteered to investigate the boundary survey to find out who owns that land before going forward with cutting.

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Tom C. asked about the pressure washing of the sidewalks as some are pretty dirty or have moss. The Board said that this was under discussion.

Maureen H. brought up the problem of people leaving entrance doors open. This is an ongoing problem, and signs seem to make no difference. It was felt that the only solution is to close them when they are observed.

The meeting adjourned at 6:58 pm.

Submitted by
Rita Rukashaza, Secretary

Next meeting: Monday, May 18, 2015 at 6:30 pm.