



STENDALL PLACE HOMEOWNERS ASSOCIATION

Board Meeting

MINUTES

Date: April 18, 2017

Call to Order: President Debra Fulton called the meeting to order at 7:00 PM.

Directors Present: Debra Fulton (President), Craig Hanway, Francisca Vega, Sande Rook, Ozzie Kvithammer (Treasurer)

Directors Absent: Joan Hanson, Ken Vanderhoef, Norma Cooper, Barbara Thake

HOA Members: Geneva Hudson, Melanie Bjork, Dottie Wood, Lorna Follis, Bernadette Hart, David Akers

Also Present: Amy Knepp (property manager, Phillips Real Estate)

Comments from Homeowners:

Dottie Wood noted that patios are not maintained by the Association, while decks have been. She asked that pressure washing of patios be paid for by the Association.

Lorna Follis expressed concern about the area near her home where a tree was removed. Discussion deferred to later in the meeting.

Francisca was concerned about possible toxicity to plants from wood chips being applied in planting beds. Board members noted that the application was approved by our consultants and that similar previous practice did not harm the plants.

Minutes: Minutes from the March 21 and 24, 2017 meetings were approved unanimously.

Financial Report: Ozzie reviewed the financial report, noting that the Association is in good financial state. The reserves are above projection year-to-date, admin costs are slightly over budget, utilities are below budget, and high maintenance costs reflect the tree work done recently. There are some small accounting issues that will be cleaned up, but overall he described the report as satisfactory. ***Ozzie's report was taken as a motion for approval, and the Board Members present supported it unanimously.***

Debbie asked about the "cable reserve" money, and whether it can be applied to lighting costs. The electrician has not yet billed the Association for his installation work. The "cable reserve" is currently in the operating budget. Amy is working on this line item.

Property Manager Report:

Amy reported that we have a bid of \$4,956.11 to repair eleven damaged fence panels. ***Ozzie moved to accept the All-City bid of \$4,956.11. The motion received unanimous support.***

Amy made an extensive report of items on the action list. Of particular note was a discussion by the Board in which homeowners were considered responsible for maintenance and repair of garage floors inside the garages, as well as a decision for Craig and Ozzie to develop a list of dry rot issues and weakened back steps to be addressed prior to painting. Owners are asked to report any areas of dry rot to augment Craig and Ozzie's examination of the property. Other items included window repairs (on list for review), concrete areas (both trip-hazards and others), problematic tree roots, garage doors, and a noisy gas heat pipe. In the latter case, Amy will call the gas company to investigate.

Beyond the action list, Lorna Follis asked to have the area where a tree was removed leveled. Sande is working to resolve Lorna's issue. Sande also submitted a bill for \$72.99, which Ozzie approved. Amy reported that she is awaiting the all-clear on our deduct meters before negotiating with the city for reimbursement of charges we sustained last year when the meters malfunctioned. Amy also reported that the driver who plunged through the west fence last year has been prosecuted. She asked the Board if we wish to seek restitution. Yes. Finally, Francisca reported that Joe Brucken has a flicker (bird) in his eaves. Amy will call the pest control company and follow up with Joe.

Committee Reports:

Communications Committee: Bernadette reported that the newsletter, coming out around the end of the week, will include information on the April 10 meeting. The possibility of a Stendall Web Site was raised again. David Akers and another neighbor have offered to help in developing this site, but are "on hold" right now until the Communications Committee addresses the issue. Committee members are away, but when they return the committee will review the concept and make a recommendation.



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Landscape Committee: Sande brought forth several issues. 1) A dead tree is leaning on 11707, which Ozzie offered to remove. 2) Large realty signs are allowed outside the main entrance. Owners want to know what signs are allowed at individual homes to indicate properties that are for sale. ***Sande moved that sellers be permitted to have a small sign (no larger than 12X24 inches) in the foundation area. Francisca seconded, and the motion passed without dissent.*** 3) Sande reiterated previous statements that realtors must not tell prospective buyers that all yard work is done by the Association. Individual owners are responsible for the foundation areas. 4) Sande noted several soggy areas around the property. She suggested the possibility of building rain gardens designed to manage water naturally, and asked permission to investigate. Debbie indicated that there needs to be a walk-around to explore the problem. Also related to soggy areas, Earthworks has asked mowers not to go over the soggy areas, but it remains a problem. 5) No action was taken on a bid to seed and sod around four trees, as well as bringing soil to ground level. 6) Francisca reported a trip hazard in her area from a hump in the ground caused by tree roots. 7) The row of Arbor Vitae trees along the south fence is dying. Sande wants to delay professional intervention, but clean up the area during a May work party. 8) Sande expressed the belief that homeowners should "adopt" plantings near their homes, performing necessary clean-up, and reporting dead plants to her or to Amy. 9) Finally, Sande offered to look at areas where trees have been removed, coming back with a plan at a future meeting. No action was determined for now. Francisca reminded all homeowners to supervise contractors in use of chemicals and disposal of waste.

Safety Committee: Francisca reported that no needles have been found on the property lately, though a beer can was tossed in. There is an abandoned shopping cart outside the fence, which Ozzie offered to remove. A nearby homeless camp has been cleaned out, and Home Depot is removing ivy, installing sharp rocks, and putting in fencing behind the store across from our west side. Francisca urges continued homeowner vigilance, and suggested a note to that effect in the *Sentinel*.

Maintenance Committee: A request to install a gas line at 11803 has been received. There will be a long trench required. ***A motion to approve the request passed unanimously.*** The owners have asked permission to seek sharing of costs with other neighbors who might tap into the line in the future. The sense of the Board discussion was that any such arrangement would strictly be between neighbors.

Materials Committee: Craig reported that the new light fixtures are back-ordered into May. Meanwhile, there have been a few issues with the new lights, which may perhaps be addressed prior to or at the time of installation of the additional fixtures. He also has spoken with the painting contractor about demonstration areas. These should be done in May. Information about the roofing project will be in the newsletter.

Debbie received word at 5:15 PM, before the meeting, that Mutual of Omaha has approved a loan to the Association. They are sending the necessary documents, which will be reviewed by our attorney. The Board will meet in a special session as soon as possible. ***Debbie moved that the Board waive the usual three day notice for such a meeting. All Directors present agreed, and Debbie will contact Ken, Joan, Barbara, and Norma by email.*** All directors need to agree.

Liaison: In her role as liaison with the management company, Francisca requested Amy to include the date of requests, as well as a numerical listing. There was a brief discussion of process when committees contact Amy. She responded that she emails the board for permission to act, or goes ahead and acts if the request is within guidelines (generally below \$1500.00). Life/safety issues proceed, while less emergent issues go on a list for the next board meeting.

New Business:

Pressure Washing: Amy will seek a bid from our last contractor, whose work was satisfactory, for pressure washing the street curbs, driveways, walkways to doors, front entry, and back hill. ***Sande moved that the Association pay for pressure washing patios at individual homes. When five Directors are present, four "aye votes" are required to carry the motion. The motion garnered only three "ayes", so it did not carry.*** Debbie has asked Amy to obtain bids for the usual job as well as for the patios so the Board can reconsider the issue at the next meeting. (Unanimous consent was obtained after the meeting).

Precision Concrete: The contractor has swept up debris at 11907. Having looked at reported driveway damage, the contractor believed that breakage was not due to the contracted work, but rather came from a car or cars driven over the edge of the driveway. Therefore he declined to repair the damage, but will pressure wash the area.

Adjournment: The meeting adjourned at 8:13 PM.

Minutes prepared Melanie Bjork, as requested by the HOA Board