



STENDALL PLACE HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

March 21, 2017

Ewing Dining Room (Rehab Wing)

Northwest Hospital

7:00 pm

CALL TO ORDER

Board president Debra Fulton called the meeting to order at 7:00 pm. Board members in attendance were: Debra Fulton, Joan Hanson, Osmund Kvithammer, Barbara Thake, Francisca Vega, Sande Rook, Craig Hanway, Ken Vanderhoef, Norma Cooper and Phillips Manager Amy Knepp.

HOMEOWNER FORUM

- There were eight homeowners in attendance. In the Homeowner Forum there were questions about the lock and keys for the gates, maintenance of west area outside of gates, tree work, concrete work, and problems with the newly installed lighting as well as a compliment of the appearance of the new lighting. Informal answers were given and Amy noted things that needed to be addressed.

MEETING MINUTES APPROVAL

- MOTION: A motion was made, seconded and approved by unanimous vote to distribute the February 21, 2017 meeting minutes and approve and distribute the March 1, 2017 minutes.

TREASURER'S REPORT (see attached)

- Ozzie Kvithammer, board treasurer, reported on the revised 2016 Year-End Financials and the February 2017 monthly report.
- MOTION: A motion was made, seconded and approved by unanimous vote to accept the revised 2016 Year-End report and the February 2017 monthly report.

MANAGEMENT REPORT-Amy Knepp (see attached)

- All items that had previously been addressed and there were no concerns. There was one new item of the homeowner at 11922 who has requested to **be allowed to remove a partial wall at the homeowner's expense.** There was a brief discussion and explanation.
- MOTION: It was moved, seconded, and approved my unanimous vote to allow the homeowner at 11922 to remove a partial wall at the **homeowner's expense.**

COMMITTEE REPORTS



- Communications Committee: (see attached information regarding creating a Stendall Place Community website). This information is informative as to the purpose, features, content, risks, and considerations of having this website. It appeared that most people were generally in favor of this website and that there were definite advantages to having this site. It was informally decided to continue to develop the website and decide at a later time whether to fund the site annually.
- LANDSCAPE/IRRIGATION REPORT: no report
- SAFETY REPORT: Sande Rook asked that the following contact phone numbers **for problems in the area be available to homeowner's**:
Dumping: 206-684-7587
Abandoned cars: 206-684-8763
Illegal camping: 206-684-2489
- DOCUMENTS COMMITTEE: no report
- MANAGEMENT LIAISON: Francisca did not have a formal report, but gave information as part of the above reports
- MATERIALS COMMITTEE: All information was covered in Management Report

NEW BUSINESS

- **This meeting was supposed to be a homeowner's meeting to vote on the** Roofing Project information that would have advanced the **project's** initiation, but there was a problem with legal issues that needed to be cleared up.
- The board needed to give advisement regarding the loan information. After discussion, the board decided on these advisories:
 - Loan amount through the Pacific Mountain Bank: \$1,500,000 at a fixed rate on a 15 year loan. The final rate cannot be established until the project has started.
 - The homeowner assessment will be \$21,000. This can be paid in a lump sum or in payments to Stendall Place. (Homeowners may also choose to get a bank loan as a home equity loan or other loan which may be a savings to them)
 - The percentage rate to those who finance through Stendall Place will be 7 %.
 - June 1, 2017 will be the date for the first payment.
 - Goal for the construction to start on April 17, 2017.
 - Discussion regarding the Painting contractor. It was informally agreed that Townhouse Painting be the contractor for the project. The painting is tentatively planned for August and may last 6 weeks.
 - A mailing will go out on March 27 as a 2 week notice to homeowners **for a Homeowner's Meeting April 10, 2017 to vote on the budget.**
- MOTION: It was moved, seconded, and passed unanimously to transfer the balance of the account at Pacific Continental Bank to Mountain Pacific Bank.



MOTION: It was moved, seconded, and passed that the color of the roof should be Shadow Gray

Debra requested that the board have a special meeting March 24 at 5:00 to finalize all advisory motions so that the Project can be kept on track in anticipation of the **Homeowner's Vote**.

Adjourn: The meeting was adjourned at 8:20 pm.

Next Meeting Dates:

March 24 **at 5:00 at Debra's home** as a special board meeting to finalize advisory motions and April 10, 2017 **for a Homeowner's Vote on the budget for the Roofing project**.

Respectfully submitted,

Barbara Thake