



STENDALL PLACE HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

February 21, 2017

Ewing Dining Room

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, Ken Vanderhoef, Sande Rook, Norma Cooper, Craig Hanway.

HOMEOWNER FORUM

- There were seven homeowners in attendance. One homeowner expresses concern about the locks on both the cemetery gate and Stone Ave. gate not working. These locks were recently installed and are not fully working. Amy Knepp will add this to her action sheet. New Stendall owners were introduced: Lauren and Steven at 11806. Homeowner from 11705 described ceiling damage and roof leaks. This problem is on the agenda for board discussion.

MEETING MINUTES APPROVAL

- Minutes from the January 17th, 2017 meeting were approved by a unanimous vote.

TREASURER'S REPORT

- The December 2016 and January 2017 budget statements were reported as well as the 2016 year-end report. There were no questions or concerns for the treasurer. See full reports for details.
 - **Motion: moved, seconded, and passed to accept the December 2016, January 2017, and 2016 annual treasurer's reports.**

MANAGEMENT REPORT

- February management report is attached.
 - **Motion: moved, seconded, and passed for approval of bid from Precision Concrete cutting for \$2964.38 plus tax to repair concrete as listed on the bid.**
 - Wait on concrete replacement until roofs are installed.
 - **Motion: moved, seconded, and passed for approval of a bid from Seattle Tree Preservation to remove and replace all trees on the bid, except no replacement of trees at #33 and #15. Bid of \$21,000 plus tax.**



Stendall Place

- 11705 has reported some staining on his ceiling and in the guest bedroom: Maintco metered that area and their assessment was that the ceiling was not in danger of falling down. Owner said that he was ok with monitoring the ceiling and wait until a new roof is installed for any ceiling repairs. The roof repairs should be done.
 - **Motion: Moved, seconded and passed to do a temporary repair at 11705 to the roof. This is essential to prevent more damage to the inside structure.**
- Items not in Manager's report: Amy will get bids on the dry rot at 11908 and 11823; gutters at 11931 have been repaired; Fence repairs should cost about \$5000 to replace 11 sections. This will be discussed at the next meeting.
 - **Motion: Moved, seconded, and passed to give 11812 and 11816 permission to replace driveway strip.**

COMMITTEE REPORTS

- **Communications Committee**-The Stendall Place Handbook has been distributed to homeowners. There was discussion to ensure that all homeowners have received the handbook. Pam McElmeel will follow up on this.
- **Landscape/Irrigation Report**
 - Motion: Moved, seconded, and passed to give the Landscape Committee \$400 to be used this Spring, Summer, and Fall for plantings.**
- **Safety Report**

No report-other than issues discussed in Management Report
- **Materials Committee**
 - 1- Exterior lighting is going up. If a homeowner would like to purchase a matching light for the back of their unit, it is \$205. Contact Craig Hanway to order.
 - 2- Roofing-Reviewed the contract and sent to TekLine. When it is returned it can go to the attorney.
 - 3- Painting-The committee has worked with the color consultant and have decided on 3 schemes for the coordination of roof, siding and garage doors. These will be available for the residents to see and give input before the budget is approved.
 - 4- The committee has suggested that the address plaques be replaced. This would add about \$5,000-\$10,000 to the project. No decision was made on this suggestion.
- **Documents Committee**

No report at this time.
- **Maintenance Committee**

No report other than issues discussed in Management Report
- **Management Liaison**



Francisca Vega is the liaison between Phillips property manager (Amy Knepp) and the homeowners. It is going well, but some minor issues needed to be clarified.

NEW BUSINESS

- **Roofing Budget:**

Motion: Moved, seconded, and passed to approve TekLine as the contractor of choice.

Motion: Moved, seconded, and passed to recommend a 15 year fixed rate loan.

Motion: Moved, seconded, and passed to propose a membership assessment of \$21,000 per unit for the roofing and gutter project.

Meeting adjourned at 8:45 pm

Next Meeting Date:

March 9, 2017 as a special homeowner meeting to see roof color scheme and to vote on the budget for the roofing project. (2-24-17 email to the board that this meeting will not be held until several pre-steps are completed. The attorney is outlining these steps.)

Respectfully submitted,

Barbara Thake