



STENDALL PLACE HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

June 20, 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, and Phillips Manager Tim Phoho.

Not present: Norma Cooper

HOMEOWNER FORUM

- There were seven homeowners in attendance.

MEETING MINUTES APPROVAL

There was a correction in the minutes of a wrong address: 11908 Stendall PN rather than 11823 Stendall PN

- **MOTION: A motion was made, seconded and approved by unanimous vote to accept and distribute the May 16th minutes with corrections as stated.**

TREASURER'S REPORT (see attached)

- **MOTION: A motion was made, seconded and approved by unanimous vote to accept the May 2017 monthly report.**

PRESIDENT'S REPORT

MOTION: It was moved, seconded, and voted unanimously to move the annual meeting date from November 21st to November 14 due to Thanksgiving holiday and need to recruit new board members due to many members who are not continuing next year.

MANAGEMENT REPORT- (see attached)

- Francisca, the Phillips liaison, reported on the management report due to Amy Knepp not being at the meeting. All items were as stated on the management report.
- Francisca asked for help to streamline the process of getting tasks completed.

COMMITTEE REPORTS

- **COMMUNICATIONS COMMITTEE:**
 - The June edition of the Stendall Sentinell has been distributed.



- New residents have been contacted.
- Website update: Purpose is for a community resource and space for news.
- It was recommended to continue to work on the website as a one year trial. It will cost \$250 per year to maintain the platform.
- **LANDSCAPE/IRRIGATION REPORT:**
 - Work party June 24th
 - Root problems that need to be addressed at 11912 SPN, 11922 SDN, 11800 SDN and 11801 SPN
 - Irrigation repair completed with one exception
 - **MOTION: It was moved, seconded, and passed unanimously to approve \$150 to the landscape committee for unexpected expenses.**
- **SAFETY REPORT:**
 - Security lighting was discussed
 - Fence issues continue. Craig will get estimates for consideration of a new fence
- **DOCUMENTS COMMITTEE:** A letter was written to Ken Strauss but there has not been a reply.
- **MATERIALS COMMITTEE:**
 - Report on exterior lights
 - Joan reported on new address plaque possibilities. We may want to budget for this in the future.
 - Revised pay schedule for roofing project due to the project being ahead of schedule.
 - **MOTION: It was moved, seconded, and passed unanimously to authorize \$30,000 for unexpected additional repairs associated with the roofing project.**
 - Painting colors; Craig reported that Paint scheme #1 (McElmeels) was the most liked from the homeowner survey that was taken. **MOTION: It was moved, seconded, and passed unanimously to accept paint scheme #1 (after the Paint committee tweaks the color).**
 - Painting will begin June 29 which is earlier than first projected.
 - **MOTION: Give homeowners an option for various colors for their front doors. Motion failed to pass.**
- **MAINTENANCE COMMITTEE:**
 - Hot tub and deck request: **MOTION: It was moved, seconded, and passed unanimously to approve the hot tub request with stipulations of maintenance committee and planting recommendations from the landscape committee.** Note: The maintenance committee has said that the railing should be 42 inches high to be consistent with other railings.



- **Fence repair at 11908. MOTION : It was moved, seconded and passed unanimously to spend up to \$1057 for repair of the fence.**

NEW BUSINESS

- Owner notification on Fence and security lighting at 11931. This will be repaired
- Pressure washing to sidewalks, driveways—on hold until painting is finished.
- Insurance renewal
 - Tim will ask companies whether new roofs will lower insurance rates. He will talk to two companies: Partners Group and Farmers and will make recommendations to us. The board can vote by email when we have the information
- **MOTION: It was moved, seconded and passed unanimously to close the Pacific Continental Bank Reserve account of about \$14,000 to be used on the roofing project.**

The meeting was adjourned at 9:00 pm. Next meeting is August 15, 2017 Board Meeting.

Respectfully submitted,

Barbara Thake