



STENDALL PLACE HOMEOWNERS ASSOCIATION

Board Meeting

MINUTES

May 16, 2017

The meeting was called to order by President Debbie Fulton at 7:00pm at Northwest Hospital.

Directors Present: Debra Fulton, Joan Hanson, Sande Rook, Francisca Vega, Ken Vanderhoef, Norma Cooper, Ozzie Kvithammer and Craig Hanway

Director Absent: Barbara Thake

Homeowners present: Bernadette Hart, Ken and Pam McElmeel, Melanie Bjork and David Akers

Also present: Amy Knapp, Phillips Management

Comments from Homeowners in attendance:

- Melanie Bjork asked when the fence that was replaced when a car ran through it would be painted. Ozzie indicated that he would paint it when the weather permitted. Since the roofing project has started and her building is the first to be done, she also reported that the roofing crew is doing a good job.

Meeting Minutes Approval: The minutes for the April 18th board meeting were approved.

Financial Report:

- The April 2017 financial report was approved.
- Debbie requested that legal fees associated with the capital project (roofing, gutters, painting, etc.) be reclassified to the capital projects budget rather than the general budget line item for legal fees. Amy will take care of that.

Management Report, Amy Knapp (see attached):

- Amy reviewed progress on all action items and reported on the status of each.
- The owner of 11823 submitted a bid to replace the top fence rail of the fence around their patio. The board indicated that it is the homeowners' responsibility to repair the fence or they have the option of having the fence removed by the HOA.
- The board approved reimbursement of postage costs to Debbie Fulton for delivering legal documents and the cost of plants for the front entry to Sande Rook.
- Ozzie asked Amy to follow up on the repair of the landscape water deduct meter before we get into the dry season.

Committee Reports:

Communications Committee Report, Pam McElmeel (see attached):

- It was decided that the Stendall Place Garden Pot Luck will be held on Sunday, August 6th. Details to follow.
- The Communications Committee offered to organize a list of homeowners who would like to add additional insulation to their attics (at their own expense) when the roofing project is complete so that the work could be bid as a group. The board gave their approval.
- A discussion of establishing a SP website will be added to the June agenda.

Landscape Committee Report, Sande Rook:

- Impatiens were planted at the front entry and a creeper ground cover around the azaleas in the entry circle.
- The last work party cleaned out over-grown areas along the south boundary and other areas. A big thank you to all who helped. Volunteers are needed for the next clean-up day on Saturday, June 24th. All skill levels and abilities are welcome and very much appreciated.
- The area around building 8 is currently being hand watered by the homeowners as the sprinkler system piping was damaged by a tree that fell down last year. It was suggested that if Earthworks is not able to repair this irrigation zone, that Amy look into other companies that can serve our irrigation needs. In the meantime, Francisca has offered to help set up drip hoses borrowed from other homeowners who aren't using them.

Safety Report, Francisca Vega:

No report.

Materials Committee, Craig Hanway (See attached):

- The roofing project got underway last week and is going well.
- Craig asked for authorization to approve minor repairs on the project as they arise to be paid out of the \$60,000 contingency fund to keep the project moving. If additional funds are needed in excess of \$5000, Craig will get approval of 3 out of 4 members of the Executive Board. A motion was made, seconded and passed to allow this.
- The committee will have three exterior paint color schemes painted on test areas for the homeowners to see and express their preference in early June.

Documents Committee:

No report

Maintenance Committee, Ozzie Kvithammer:

- The owner of 11824 requested that a gas line be installed in the back patio area of the unit. A motion was made, seconded and passed to allow this gas line.
- The owner of 11705 submitted a plan to install a hot tub, deck and privacy fence to the back of the unit. The Maintenance Committee reviewed the plan and made suggestions. The board discussed various issues including the height and style of the privacy fence, building beyond the privacy wall, types of materials to be used, noise considerations, liability issues, future maintenance, and water usage. After feedback from the board, the homeowner will revise the proposal and re-submit the request.

New Business

- Pressure washing- The pressure washing needs to be scheduled as soon as possible as there are areas that are quite slippery. We have a bid from MNZ, who can start in the

next 30 days, but it is a higher bid than the last company we used, Sparkle Wash. However, Splash Wash is booked until August. Amy will get a second bid and get this scheduled as soon as possible. A motion was made, seconded and passed to include pressure washing patios in the bid.

Amy indicated that she will be on vacation in June and Tim will cover in her absence.

Next Meeting

The next meeting will be held on Tuesday, June 20th, 2017, 7:00 p.m. at the Northwest Hospital East Wing Classroom.

The meeting was adjourned at 8:45.

Respectfully submitted,

Joan Hanson