



STENDALL PLACE HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

September 19, 2017

Ewing Dining Room (RehabWing)

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, Barbara Thake, Francisca Vega, Sande Rook, Craig Hanway, Ken Vanderhoef, and Joan Hanson.

Not in attendance: Osmund Kvithammer, Norma Cooper

New Phillips manager for Stendall Place, Ronda Veaghn introduced herself and board members also introduced themselves.

HOMEOWNER FORUM

- There were five homeowners in attendance. There were questions regarding window replacement and when the painters would remove their equipment.

Debra addressed the question of window replacement and said that there has never been a schedule for replacing windows unless there is a breakage. It all depends on budget and board vote.

It is not known when the painters will remove equipment, but it should be soon and they will definitely remove all equipment.

MEETING MINUTES APPROVAL

- Minutes from the August 15 meeting were approved by a unanimous vote.

TREASURER'S REPORT

- July 2017 --The treasurer, Ozzie, is not in attendance at the meeting and has not sent a report that can be questioned. Defer his report to October meeting.
- 2018 Draft Budget: Phillips has put together a draft budget for the 2018 year, but we were not ready to address this in depth at this time. The one thing that the board wanted to relay to Phillips: the HOA fees of \$530/mo per unit should be continued and not increased at this time due to many factors.

MANAGEMENT REPORT

- September—See report. There were many items that needed to be updated and information given to the new manager. There was a discussion of a new tracking

system for Stendall repairs and management. The items will continue to be addressed.

COMMITTEE REPORTS

- Communications Committee: (see report)
 - New residents have been given a welcome packet.
 - New website: www.Stendall-Place.org
Information was given about the development of the website that Venkatesh Nandakumar has been constructing for us. There were questions from the board about who we want for the intended audience, privacy concerns, and what the information tabs are going to be. The board asked for more information, but it seems that there is an interest in having a website, but with more privacy and password protected content.
- Landscape/Irrigation Report
 - Work Party October 1 at 9:30. All invited to help.
 - Concerns and estimates for landscape/irrigation remediation:
 - Branches on the west fence--\$3,650
 - Clean up 4 tree stumps--\$1726
 - Cut overgrown salal, blackberries, etc.--\$1895
 - Repair irrigation break (11911)--\$2070 concrete work and \$1769 for plantings
 - Follow up on bid to aerate, over seed and top dress all lawn areas--\$7260
 - Remove Scots pine branches--\$700
 - Total cost of above bids is \$19,070 including aerating.

Motion: Approve scope of above landscaping work for all projects except cutting overgrown salal (\$19,070 minus \$1895 = \$17,175). The motion was seconded, discussed and approved unanimously.

- Safety Report
No report
- Materials Committee –See report
 - The light fixtures that were a private purchase by homeowners will soon be in installed.
 - The roofing and painting projects are basically finished and there is only a punch list to be finished.
 - Joan Hansen researched replacing the address placques on the homes. This would be about \$70 per unit for a total cost of about \$5500. She will get a quote for this and discuss next month.
- Documents Committee
No report at this time.
- Management Liason-See report
Francisca submitted a report about addressing homeowner concerns, coordination and communication in a timely way with Phillips so that homewoners know that their concerns are being addressed. This will be coordinated with Ronda in the future. Ronda has new ideas for addressing homeowner concerns.

NEW BUSINESS

- All new business items which were on the agenda were addressed in the Management report or the Landscaping report.
- Reminder to Homeowners that the Annual Meeting date has been changed due to the Thanksgiving holiday date.

The Homeowners annual meeting will be Tuesday, November 14 at 7:00 pm at Verity Credit Union.

There are 5 board member positions that will need to be filled. Barbara Thake, Sande Rook, and Francisca Vega will run again as continuing board members for 3 year terms. There are two positions that are one year terms. Please consider running for these positions if you are interested,

Meeting adjourned at 8:50 pm

Next Meeting Date:
October 17, 2017

Respectfully submitted,

Barbara Thake