

CHELAN AT CASCADE SUMMIT

BOARD MEETING

MINUTES

May 5, 2016

Board Members Present: Cecil Denney—President, Paul Blankenmeister—Secretary, Debra Stills—Director, Doris Jenkins—Director. **Absent:** Director, Ron Bottaro and Director, Bryson Liberty.

1. 7:00 P.M. OPENING OF MEETING

Sign in and introduction of those in attendance.

Minutes from last meeting provided: March 24, 2016. There was a motion passed to accept the minutes as presented.

2. OLD / NEW BUSINESS

a. Finances: *The Operating Account, \$13,889.49.*

The board would like Affinity Group to look into zeroing out the \$15 showing on the statements for 3486 and 3498 Chaparrel Loop, or showing they are current. Also, the board would like to know if 3493 has missed a payment. The board should be notified when an owner is behind paying their dues or assessment before it goes to collections.

b. Update on Roof & Siding Repairs for Blankenmeister and Bottaro: Work has been completed on both homes. The invoice from JR Johnson for Blankenmeister's siding/window repair has been disputed and will not be paid until it is resolved. The original quote for JR's work was \$2,476 for the complete project. An additional \$650 was added to repair rotted wood above the mail floor window and the adjoining stud supporter. It was discussed to pay the original quote of \$2,476 + \$650 and dispute the rest of the invoice, which is double the original quote.

c. Concrete work on Clark's front walkway: We will not have the concrete repaired, since it is too minor.

d. Bark Dust Application: The estimate for bark dust in front of the properties and in-between homes will cost \$865. There was consensus not to have any bark dust laid this year and possibly have it done next year.

e. Landscaping: Paul agreed to oversee the Pacific Landscape to ensure maintenance of property is being done properly and on schedule. He has also volunteered to act as a liaison between the landscapers and homeowners. Paul explained that he is doing a monthly walkthrough of Cascade Summit since he is on that board.

- f. **Insurance:** Cecil had recently walked around the properties with a State Farm underwriter. Our policy was recently transferred to Rich Ranf to Teresa Barnard and the new agent realized our properties had not been evaluated from current replacement value. The CCRs say Association insurance should cover 100% replacement cost.

Teresa Barnard's office found that Chelan properties are currently under-insured and has recommended we increase policy coverage from \$1.96M to \$2.75M. This equates to \$153.17 per sq. ft., which is more in-line with current West Linn replacement costs.

The budget is short by \$248 to pay for the proposed increase in insurance. Discussion ensued that the increase would be offset by not applying bark dust this year.

Debra pointed out that the HOA policy covers the buildings, plus permanent fixtures such as cabinets, built-in ranges/cooktops, etc. and that owners might be paying double insurance for permanent fixtures that are insured by the HOA's policy.

Linda Blankenmeister also suggested looking into options of combining the earthquake and property policies later this year when both are up for renewal.

A Motion was passed to increase coverage and premium to \$233.42 per month for property and liability. Motion was approved. The cost of bark dust would be decreased enough to offset the additional cost of the insurance premium.

- g. **Deck Issues:** 3498 (Stills) had extra support installed under the deck by Redemption Construction for their hot tub. There were no issues noted prior to that change and no change as a result to the value of their property.

The outside corner of Paul and Linda's upper deck is sinking. It has recently sunk down over an inch against the half-wall separating his and Liberty's upper decks. There is no post holding up the corner of the deck, only a joist hanger is holding it. He had a couple contractors look at it and they confirmed it is likely dry rot and defective support for the deck structure.

Cecil suggested Paul contact the same engineer used in the siding/window issue to assess the deck construction issue and make a recommendation. The association will then obtain quotes to repair the deck. The Association will also need to evaluate all of the HOA upper decks (Liberty, Limbaugh, Clark) to see if there are similar issues.

- h. **Roof Maintenance:** Cecil contacted Roy Parker at Fisher Roofing about the cleaning schedule and the fact there is moss on the shingles. Roy sent an email stating they put powder on the roofs to remove the moss. The moss is dead, but now it's brown and unsightly. The board would like to know if a schedule was in place with Fischer. Paul is calling to coordinate a regular schedule for cleaning and moss treatment.
- i. **Upcoming Socials:** It was suggested that we have an outside potluck cookout on the National Day Out which is on Tuesday, August 2 this year. It was discussed that we should invite the immediate neighbors adjacent to the Chelan homes. Cecil will follow-up on the arrangements for the social.

It was also suggested to have a welcome get-together for the new owners, Joe and Diane Clark. Cecil has volunteered to organize this once the Clark's are settled.

Sale of Elaine's house: Cecil will ask Elaine's family about any outside repair concerns before they decide to put the home up for sale. The HOA will take care of any external issues that could be responsibility of the HOA.

3. **HOMEOWNER REQUESTS, IF ANY**
There were no new issues to discuss at this time.

NEXT MEETING: Monday, July 25th at 7 PM.

ADJOURNMENT: 8:30 PM

**Respectfully Submitted,
Kathryn Pundt
Affinity Group, Inc.**