

**Saxony Condominium Association**  
**Board of Directors Meeting**  
Meeting Minutes  
June 7, 2007

**Opening:**

The regular meeting of the Saxony Condominium Association Board of Directors was called to order at 7:02 PM on June 7, 2007 at the Saxony Clubhouse

**Present:** Page Perey (Vice President), Tamela Collins (Treasurer), Phillip Ramey (Secretary), Tricia Simon (Member-at-Large), Marcel Scheel (SUHRCO)

**Not Present:** Adam Bresson (President)

**Quorum?** Yes

**Proceedings:**

- Owners' Forum:
  - Compressor in fire area below Building D frequently going off
    - A fire technician checked the system on 6/7/2007, but did not find anything
    - Another technician was scheduled for 6/8/2007
  - Inquiry into whether garbage enclosures will be resided
- Board Action Between Meetings:
  - MOTION to authorize the Board to approve items between meetings over e-mail by Page, seconded by Phill and passed
- Fire System Testing:
  - Annual fire and sprinkler system testing is due
    - Currently using four companies to complete testing
    - Received proposal from AAA Fire to consolidate services
  - MOTION to authorize SUHRCO to contract with AAA Fire, seconded by Phill and passed
    - Marcel will review termination requirements for current contracts
- Ivy Removal Request:
  - Request received from owner of Unit 16 to remove ivy growing on building
  - MOTION to approve request for removal of ivy by Page, seconded by Phill and passed
    - In the event costs are incurred, ivy will be removed at the cost of the association
- Review of Landscaping Services:
  - Current contract is with Torres Landscaping
  - Proposal received from Greg's Gardening
  - MOTION to cancel contract with Torres Landscaping and to accept Greg's Gardening's proposal by Page, seconded by Tricia and passed
- News Kiosk:
  - Page investigated news kiosk options for the mail area
    - Outdoor locked box with bulletin board
    - Plastic flip-top boxes
  - MOTION to approve purchase of kiosk items by Phill, seconded by Tamela and approved
- Rental Cap:
  - Attorney selection for creation of document
    - MOTION to contract Michael Ross to create the rental cap document, seconded by Page and passed
    - Draft will be provided prior to the next meeting
  - Implementation process
    - Rental cap comes in as a draft to the Board and the Board can vote to approve or reject the draft
    - Once approved, the draft is then considered a proposed amendment to the Association

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**Contact Information**

For Interior Warranty Issues: Wysong – (888) 381-8946

For Other Concerns: SUHRCO – (425) 455-0900 / After Hours – (206) 236-4928

- Proposed amendment is then sent to all homeowners for vote and will require either 67% or 90% approval to pass depending on attorney interpretation
- Onsite Maintenance:
  - Following Jeremy's resignation, Marcel and Megan Pennington analyzed day-to-day onsite needs and determined that a full-time position is not justified
  - Received a bid from Euromaintenance for onsite maintenance services
  - MOTION to contract with Euromaintenance for onsite maintenance services by Page, seconded by Phill and passed
- Summer Reminder Letter Review
- New Meeting Date:
  - MOTION to move Board meetings to the second Monday of each month at 7:00 PM by Page, seconded by Phill and passed
- Recycling and Garbage:
  - Review of current multi-family unit recycling and garbage service and issues
  - MOTION to solicit bid for signage (4 signs) to be posted in garbage area by Page, seconded by Phill and approved
- Community Watch Discussion
- Review of monthly financials
- Review of plans for community event on 6/9/2007
- Fence proposal discussion

**Topics for the next meeting:**

- Postal drop boxes

**Adjournment:**

- Meeting was adjourned at 9:01 PM. The next general meeting will be held at 7:00 PM on July 9, 2007, at the Saxony Clubhouse.

Minutes submitted by Phillip Ramey, Secretary.

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