

Saxony Condominium Association
Board of Directors Meeting
Meeting Minutes
September 10, 2007

Opening:

The regular meeting of the Saxony Condominium Association Board of Directors was called to order at 7:05 PM on September 10, 2007 at the Saxony Clubhouse

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

Quorum? Yes

Owner's Forum

- Water billing concerns
- Noise issue related to howling dogs off property
- Concerns regarding privacy and the selling of information to mailing lists
- Questions regarding satellite dish rules
- Vents:
 - Questions regarding how to open vents and which are external
 - G-building resident request for stairwell ventilation due to smoke
- Homeowner in need of reimbursement for Roto Rooter bill
- Two homeowners expressed a need to receive HOA payment stubs
- Utilities:
 - Inquiry into progress of installation of FiOS
 - Homeowner noticed gas smell by gas meters; advised to contact PSE
- Security:
 - G-building callbox is not functioning; the phone line was disconnected by Verizon and Wysong/SUHRCO are looking into resolving this
 - Concerns expressed regarding insecurity of entry gates
- Maintenance:
 - Bushes near Unit #39 in need of trimming
 - Garbage/recycling in the garage
- Construction:
 - Homeowner reported wall damage in unit due to construction; will contact Wysong
 - Nails in roadway
 - Worker conduct

Updates

- Review of previous month's operating budget and meeting minutes
- SUHRCO & Wysong agreed to a 24-48 hour initial response time to homeowners
- Construction Update:
 - Paperwork has been filed for fire sprinkler replacement
 - Wysong is investigating and working to resolve garage and storage leaks as well as courtyard drainage issues
 - Siding installation has been delayed due to delays in receiving materials; weather and delivery of materials permitting, installation is schedule to be completed by September 30, 2007

Ongoing Items

- Rental Cap Agreement:
 - Will post draft on HOA website ([saxonyhoa.org](http://www.saxonyhoa.org)) for community feedback through October 1st
 - Comments will be reviewed at the October meeting with final board approval at the November meeting and a mail vote following approval
- Garbage/Recycling Signage:
 - Page investigated additional sources for production; Kinko's found to be significantly less expensive than ArtCo

Contact Information

Saxony HOA Website/E-mail: <http://www.saxonyhoa.org> / info@saxonyhoa.org
For Interior Warranty Issues: Wysong – (888) 381-8946
For Other Concerns: SUHRCO – (425) 455-0900 / After Hours – (206) 236-4928

- Signage will not be purchased/installed until after siding is complete
 - Page will provide updated text suggestions and seek approval by the board in October
- Parcel Boxes: Adam ordered two (2) parcel boxes following the last meeting and they should arrive within 2-3 weeks with installation completed by early October
- HOA Website (saxonyhoa.org):
 - MOTION to approve the current draft site as final by Adam, seconded by Page and passed
 - Phill will work with the board to create and add an F.A.Q. page
- Neighborhood Watch: Adam is continuing to collect information and concerns from homeowners and will report at the October meeting
- FiOS Installation:
 - Adam has been in contact with Verizon; Saxony is on the list to have a consultant come out to the property
 - Marcel indicated that indication of FiOS wiring should not require a vote as there is no structural change and it is an optional service
- Dog Waste Stations: Page will research and recommend the suggested number of stations for the property
- Review of property walkthrough report

New Items

- Emergency Contact Procedures:
 - Need to confirm the contact information and procedures SUHRCO has on file
 - Board members provided Page with their contact information
 - Identify homeowners to assist in emergency situations if items need to go beyond the board
- King County Maintenance Items:
 - Wysong is getting bids to clean catch basins and to repair an access lid
 - SUHRCO will contact landscaping company regarding maintenance of the swale
- Parking Space Sales:
 - Requires an amendment to the declaration and recorded with the county
 - Homeowners would need to consult legal counsel for this and should contact SUHRCO with any questions regarding the procedure
- Fall Letter to Residents: Topics covered will include satellite dishes, air conditioners, parking items (driveway and visitor), garbage procedures, insurance, and quiet hours
- Budget Draft: Marcel will provide the board with a budget draft prior to the next meeting

Additional Items

- Tammi met with Marcel to cover treasurer responsibilities and will also serve as a resident advocate
- A transition audit needs to be initiated; Marcel recommended Andre McAllister
- Timer may be installed on the fountain so that it only operates between 8am – 10pm
- Wysong handled an issue regarding a towing reimbursement
- Marcel will contact Gregg's regarding operating hours
- Wysong will number visitor parking spaces near cottages as designated in the declaration
- Play area will be power washed and installation of soft flooring will be researched

Adjournment:

- Meeting was adjourned at 9:19 PM. The next general meeting will be held at 7:00 PM on October 8, 2007, at the Saxony Clubhouse.

Minutes submitted by Phillip Ramey, Secretary.

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