

Saxony Owners Association
Board of Directors Meeting Minutes
April 21, 2009

I. Call to Order 7:15 PM

II. Establishment of Quorum

Present: Phill Ramey, Page Perey, Caren Park, Tyler Griffin, Marcel Scheel

III. Approval of Minutes from Previous Meeting

Approved unanimously.

IV. Review of Monthly Financials

• Operating Funds	\$25,259.94
• Capital Contribution	\$0.00
• Envelope Investigation Fund	\$179.74
• Petty Cash	\$250.00
• Maintenance Reserves	\$84,202.73
• Insurance Reserves	\$32,391.51
	\$142,283.92
• Financial Commitments Outstanding	\$60,759.02
• Delinquency Report	\$39,721.74

V. Homeowner's Forum

- Homeowner who used the Cabana came to speak about damage to the cabana floor and propose suggestions for repair. The homeowner would like to try to make repairs to damaged wood floor before calling in a professional company.
- Another homeowner brought a concern about noise from upstairs neighbor – concerned about possibility of wood floors. 25.3 of declarations: hardwood floors must be approved by the board. Recommendation to talk with the neighbor to increase awareness. If this does not work let the Board know and further steps will be taken.
- Why did the water bills increase by approximately 40%? SUHRCO will look into this issue. Per 16.6.3 declarations states submetering units have been installed in each unit

Contact Information

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SUHRCO (Property Management Company) – (425) 455-0900 | After Hours – (206) 236-4928

to monitor individual consumption. Are they being used and where are they located?
Minol bills using a RUBS program.

VI. Updates

A. *Wysong work on property*

- Continuing work on building D, similar to work done on building C last summer: installing a waterproofing membrane. SCHURCO will follow up to find out what status is of the work

B. *Fire compliance items*

- Completed.

VII. Ongoing Projects

A. *Restoration of common element near lot 19*

- Several quotes received from Maintco and Greg's. SUHRCO to reconfirm cost and scope of work with Greg's before proceeding.

B. *G&D Items: Charter invoices; consent forms*

- Board would like to confirm what we have paid and what is still outstanding with G&D regarding Charter invoices.
- 41% response rate. Will begin door-to-door campaign this weekend.

VIII. New Business

- Real estate signs. We will pass on the phone numbers of real estate agencies to SUHRCO to follow up with real estate agencies to see if listings our current. Flyer boxes will be removed real estate agents will be asked to not post flyer boxes on our sign.

IX. Executive Session

- Board discussed an ongoing delinquency issue.

X. Adjournment 8:17

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