

DIVISION 7 CONDO HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES

May 17, 2018

Present: Steve Lavelly, Dawn Kerns, Mike Mowatt, Cal
Murphy, Joel Ogden, and Richard Streeter .
Also present: Toni Tobin, Bruce Hardcastle

Meeting was called to order at 9:30 a.m.; President established there was a quorum..

Mike moved, Cal seconded that we accept the March minutes. m/s/p

TREASURER REPORT

Dawn reported that she had not yet received the financial statements for April as of the start of the meeting. She has been monitoring accounts and expenditures and everything looks okay. An initial check was paid to the painter, with the remainder of the invoices submitted to the bookkeeper for payment yesterday.

MAINTENANCE

Units 125 and 126 – Painting is complete. Mike and Joel plan to go over the current painting schedule after an inspection of the units and identify the buildings up for painting next year.

Unit 117 - awaiting the scheduled re-roofing.

Mike reports there is a backlog of projects: 6 for Brad and 8 for Steve Carr that they are working through.

Mike has gathered information, checked the RCW's that address condominiums, and plans to compile an "Owners vs. HOA's Responsibility Checklist" by month's end.

LANDSCAPING

Purchasing of new plants: after consulting with Jack Marlowe of the audit

committee, Steve Lavelly contacted New Dungeness nursery and arranged for us to run an account there. We will also contact Whitney nursery in Brinnon and see if we can make the same arrangement.

The following actions were approved by the Division 7 board and will be forwarded to SLOA, in compliance with the new approval system in place, for approval:

108D – Remove bush under flowering cherry and bush in back of it. They are overgrown and obscure view of yard.

117C – Remove large leaning bush along west wall, purchase replacement plant(s).

121A – Remove diseased and/or dying bush in front by street, purchase replacement plant(s).

151 - Remove dead and dying evergreen bushes (2) on east side of structure (others were removed last year.) Purchase replacement plant(s).

133D – Remove leaning Douglas Fir. (A bid is being obtained on this action for further board review.

Further landscaping:

108A has received SLOA approval to widen the driveway.

Landscape contract: There was discussion about the quality of the work currently taking place. Richard Streeter and Steve Lavelly will meet with Geoff to discuss what is going well, and where we need to see improvement as detailed by the current contract.

Committees:

Landscape committee – nothing new to report

Audit Committee – A big thank you to Jack Marlowe and the audit committee members for helping clear up lingering issues with the 2016 audit adjustments.

Welcome Committee – July 4th picnic being planned for 2-4 p.m. Board

agrees to pay for hamburgers again this year.

Emergency Preparedness – Summer meeting scheduled for the first Monday in August: August 6th between 6-8 p.m.

Nominating Committee – Steve Lavelly reported for Nancy that there is nothing new at this time.

OLD BUSINESS – nothing to discuss at this time.

NEW BUSINESS

Cal asked for his deck to be repaired/refreshed. Mike will send Steve Carr to handle the project.

Water Meters – Steve Lavelly reported that he and Dawn met with the water district. They are now billing us for our common area water. We received bills for 8 meters at \$390 each for the year; they think we have at least 2 more meters they will bill us for. This will be approximately \$4000 expenditure not included in our annual budget.

Steve Lavelly asked the board's opinion on researching creating a Community Vegetable Garden. The idea was discussed but did not receive board approval.

Steve Lavelly reported that Carol Stultz has volunteered to produce a monthly newsletter. She has the software to do it and will hand deliver a hard copy to each homeowner's residence. A monthly newsletter was m/s/p.

Meeting was adjourned.

Next meeting is June 21, 2018, at 9:30.

Respectfully submitted,

Teresa Knapp-Streeter
Scribe