

Goldcrest Homeowners Association Board Meeting Minutes

Final

Meeting date: **July 17, 2014**

Meeting location: Frost & Company, P.S., 824 State Ave NE

Members attending: Simon Calcavecchia, Karen Huff, Bruce Livingston, Tony Mailhot, Madelaine Smith, Andy Sokso, and Mike Kretzler.

1. Call to Order

The meeting was called to order at 6:40 PM.

2. Approval of Minutes

Tony Mailhot moved to approve the minutes of the April 17 board meeting. Bruce Livingston seconded and the board approved the motion unanimously.

3. Treasurer Report

Tony Mailhot reported on the current status of the association's finances. The association is slightly ahead of last year in terms of cash, in spite of a slightly slower dues payment process, partially because of a couple of long-term delinquencies being paid off recently.

Since many people claimed to have never received the dues letter (most of them had authorized email delivery), we should post a sign on the mailboxes when we send out dues letters or when the dues are due at the end of April.

Tony will add the budgeted amount to the reserve account. He reported that he's received two payout requests and that he sent out the second delinquent letter this week. He and Frawn Witt have prepared the financial reports for the auditor.

The board discussed the two bids received for the reserve study. The least expensive and the cheapest was from the Reserve Study Group, so Tony will follow up with RSG to start the work.

Mike Kretzler moved to approve the treasurer's report. Andy Sokso seconded and the board approved the motion unanimously.

4. Website

Simon Calcavecchia found another person to bid on building and some maintenance a website for the association. A copy of a draft contract was circulated, but the board needs some time to read it before committing.

The board reviewed Cooper Crest's website, which we've used as a model, and selected the items that we believe our website needs and made assignments for developing that content. Karen Huff will work up the introductory page, Simon will build the neighborhood page content, Mike Kretzler will draft the events content and collect the documents to post, and Bruce Livingston will take and select the photos we'll need. It was very helpful to have access to the internet in the meeting.

We decided against a forum at this time, though we'll need to post contact information for the board and committee chairs.

5. Mailbox Repairs

Andy Sokso reported that he's still looking for parts; he has contact with the manufacturer, but the boxes are old.

6. Maintenance

Moss on Path

The contractor -- Ray Herrera from North West Windows -- Madelaine Smith is working with has begun the moss removal process -- killing then scraping -- and it should take another couple of weeks.

Hole in Street

There is a hole in the end of Easthill Pl at the intersection south of Goldcrest Dr. Madelaine reported that she called Bob Jones, who called Public Works, who came out and put a cone on it.

Other matters

Madelaine and Karen Huff removed ivy and replaced it with heather around the mailboxes at Goldcrest Hts. The city has the engineering study for improving the drainage on the "ivy hill" (above Goldcrest Dr as it curves down toward Cooper Pt).

Landscaping Contract

The board reviewed the results of the performance by the current landscaping contractor, reviewed the work of the two additional contractors who bid on the work, and agreed to change landscaping contractors, effective in August.

Madelaine presented a slideshow of photos of the common areas that should have been maintained by the current contractor, as outlined in the contract. It was clear that performance was ineffective. She then discussed her contacts with Sage Landscape and Gardner's Trust and showed photos of their work in several large sites around town. Both of these companies provided bids that cost the same as the current contract. Because it is larger and has more clients similar to Goldcrest (developments with common areas), Madelaine recommended Sage Landscape.

Bruce Livingston moved to cancel the contract with Sound Landscaping as of August 31. Andy Sokso seconded and the board approved the motion unanimously.

The board discussed the timing of the contract change and agreed to use Sound Landscaping for the regular mowing, etc. that they have been doing and to use the first month of Sage Landscaping to start the cleanup needed to get our common areas to the standard we expect.

Mike Kretzler moved to award the landscaping contract to Sage Landscaping, effective August 1. Simon Calcavecchia seconded and the board approved the motion unanimously.

Andy Sokso moved to approve the double expenditure for the month of August to make progress on cleanup. Mike Kretzler seconded and the board approved the motion unanimously.

Madelaine Smith had drafted a letter to Sound Landscaping which was signed. She will send the letter and follow up with Sage Landscaping.

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Maintenance Committee

Madelaine Smith proposed two Maintenance Committee chairs – one focused on the common areas receiving landscaping attention and the other focused on the natural areas – the “woods.” Bruce Livingston agreed to think about it. Chris Rose and Pete Lindemann are more focused on the natural areas, as is the city (see below).

7. Greenbelt Update

Madelaine Smith reported that Chris, the city intern collecting information about the greenbelt, has finished his work. The city council has found some funding and an AmeriCorps position to keep this work going on.

8. Audit Committee

Tony Mailhot will contact to his candidate. Joann Freimund is willing to assist.

9. Summer Potluck

The committee set September 6 as the date for a summer potluck in the park space on Goldcrest Dr. We’ll use the post box signs and an email about two weeks before the date. Karen Huff and Andy Sokso will organize it.

10. Other business

Mike Kretzler is still working on a directory.

11. Adjournment

The meeting was adjourned at 9:05 PM.

The next meeting is August 21 and will be held at Frost & Company, P.S., 824 State Ave NE.