

Goldcrest Homeowners Association Board Meeting Minutes

Final

Meeting date: **May 15, 2014**

Meeting location: Marshall Middle School, 3939 20th Ave NW

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. Madelaine Smith seconded and the board approved the motion unanimously.

3. Treasurer Report

Tony Mailhot reported on the status of the association's finances, including a total cash of \$78,342, which is about \$7800 over last year this time. Dues payments are coming in a little more slowly than last year. Dues paid by June 10 do not incur interest. Frawn Witt will send out a delinquent letter on June 10 and Tony will send another on July 10.

Tony noted that his list of accounts payable differs from the list that Frawn maintains, including interest on 1815 Cameo Ct. He also mentioned that we received a communication from ServiceLink that they had paid the back dues on 1404 Sunnyvale Ct, but we haven't received the check.

He has also processed payoff amount requests for 1404 Sunnyvale Ct and 3903 Westpark Ct. Because Misty Duncan paid her back dues on a schedule different than that to which she agreed, she still owes \$9.

HSBC thinks that they have some money that belongs to us from 2010.

Preparation for the annual audit has begun with the preparation of a financial statement.

Action items: Tony Mailhot will:

- Contact Frawn Witt to resolve account receivable list differences
- Request a new check for 1404 Sunnyvale Ct
- Follow up with HSBC for more information
- Bill Misty Duncan for additional interest of \$9

Mike Kretzler moved to approve the Treasurers report and to waive the excess interest on the 1815 Cameo Ct (Crabill) account. Madelaine Smith seconded and the board approved the motion unanimously.

Mike Kretzler moved to authorize the treasurer to move amounts between accounts, including certificates of deposit and the timing of the reserve account funding, as needed to ensure bill payment and benefit to the association. Simon Calcavecchia seconded and the board approved the motion unanimously.

4. Audit Committee

Simon Calcavecchia reported that he had talked to Joann Freimund about serving and that she had agreed to serve, but not chair, the Audit Committee. Tony Mailhot reported that he had talked to Tara Chadwell about serving. Karen Huff agreed to serve as the Audit Committee board liaison. We'll formalize the appointments next month.

Action items:

- Tony Mailhot will follow up with Tara Chadwell

5. Mailboxes

The board discussed the condition of the mailboxes and how to get them repaired. The reporting neighbor has not consented to report the damage to the police. The carrier has, reportedly, inventoried the damage and reported it to his people. It appears that we might have to work through the Postal Service. Simon will follow up with Ray Maeta, as he works for the Postal Service and may know how these things work.

6. Dues

Mike Kretzler reported that dues are lagging somewhat from last year and that it is not because so many of the dues letters went out via email, as those homeowners are returning their dues more quickly than those who received letters.

7. Abandoned Houses

Madelaine Smith reported on her research with other, nearby homeowners associations. The Bay Hill (north of Harrison/Mud Bay, east of Kaiser) covenants have provisions that allow the association to sue for foreclosure when a house is abandoned and late on dues payments and thereby to collect rent on the house by seizing it and renting it out. Cooper Crest (north of 20th) has covenant provisions that allow the board, with a 60% vote, to enter and maintain a property that is not maintained to standards and to charge the homeowner for those expenses.

We should talk about these kinds of options at an upcoming membership meeting, as they would need significant changes to the bylaws or covenants and may require additional dues.

Action items:

- Simon Calcavecchia will follow up with Georgia Sabol on our abandoned houses.

8. Website

Madelaine Smith was impressed by the website of the Cooper Crest homeowners association, which she visited while researching the report above and urged the board to consider building a website for Goldcrest. Simon has some contacts that he will talk to.

9. Maintenance

Madelaine Smith reported on her conversation with Sound Landscaping about removing the moss from the asphalt walkway along Goldcrest Dr, between Goldcrest Hts and Briarwood Ct. She was not satisfied with the bid or the technique suggested and will seek another bid.

Madelaine reported on the three bids she received for clearing the hillside and to the west of the gully north of Goldcrest Dr between Cameo Ct and Goldcrest Hts. The most expensive bid was for an

excavator, the medium bid was for mowing and poisoning, and the cheapest was for hand removal, for \$4000 from Nguyen's Gardening Service.

Mike Kretzler moved to accept the bid from Nguyen's Gardening Service for the hillside work. Karen Huff seconded and the board approved the motion unanimously.

Madelaine also showed the board a form that she had drafted to help authorize people to do limited work in the greenbelt adjacent to their properties. She has also contacted an arborist for a greenbelt tree assessment and is waiting to hear back. Finally, she mentioned that there are a number of trees and shrubs that are over-hanging the street or sidewalks that need to be trimmed so that people or trucks can pass under them.

10. Garage Sale

Simon Calcavecchia will talk to Diane Alphonso about help for the upcoming garage sale. Andy and Sara Sokso are interested in helping.

11. Adjournment

The meeting was adjourned at 8:55 PM.

The next meeting is June 19 and will be held at **Frost & Company, P.S., 824 State Ave NE.**