

# Goldcrest Homeowners Association Board Meeting Minutes

Final

Meeting date: **June 19, 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. Bob Jones and Chris Rose attended, as well.

## 1. Call to Order

The meeting was called to order at 6:37 PM.

## 2. Member Communications

Bob Jones told the board that they appeared to be off to a good start. Chris Rose attended to see how things were going.

## 3. 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.**

## 4. Treasurer Report

Tony Mailhot reported that the association has just under \$100,000 in cash, including the CD and the reserve account. He is waiting on the assessments to come in before he moves the planned \$10,000 into the reserve.

The delinquent payment for 3903 Westpark Ct has arrived and the delinquent payment for 1404 Sunnyvale Ct is expected. The first letters to those who have not yet paid were sent out.

The balance sheet shows heavy revenue, even with slower dues payment than last year. The only unbudgeted expense has been the \$4000 for the hill clearance above Goldcrest Dr west of the gully.

Tony is pursuing three companies for bids on the reserve study. One bid has been received and is for \$1400.

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

## 5. Website Development

Simon Calcavecchia has received some bids and a couple of verbal agreements for building and maintaining a website for the association, using Cooper Crest as an example. The board had questions about the details of the terms of the offers. Simon will follow up. Bonnie Herrington offered to help with this, too.

## 6. Mailbox Repairs

Andy Sokso reported that he couldn't get a response from the Post Office, but did find a company that sells replacement parts. He will continue to research.

**Tony Mailhot moved to authorize Andy Sokso to make any necessary purchases to repair the mailboxes. Simon Calcavecchia seconded and the board approved the motion unanimously.**

## 7. Greenbelt

### *Assessment*

The intern working for the City has begun his work in the greenbelt. On July 10, Tony Mailhot, Madelaine Smith, Simon Calcavecchia, and Bruce Livingston will meet with Marcus Goodman from the City to discuss the stewardship plan.

### *Maintenance Forms*

Madelaine Smith reported that she has received three greenbelt maintenance forms and that two of them are completed.

### *Tree Assessment*

Madelaine also reported on three bids for the greenbelt tree hazard assessment. [I don't have names of the bidders or copies of the bids.] The three amounts were from Dan Olsen for \$3200, Galen Wright for \$2900, and Bob Obedzinski for \$600. The first two were for much more work – maps and all of the trees – and the cheapest one was what we asked for: just an assessment of the trees that might constitute a hazard to property.

**Andy Sokso moved to accept the bid from Bob Obedzinski for \$600. Karen Huff seconded. Tony Mailhot moved to amend the motion to approve the payment even though it exceeds the \$500 budgeted. Simon Calcavecchia seconded. The board approved both motions unanimously.**

### *Blackberry Hill*

Madelaine reported that the work has been completed. She proposes to planting in the fall. The board discussed other planting, obtaining donations for planting costs, and how to source the plants.

### *Ivy Hill*

Madelaine talked to several people, including Trent Loughheed at Morrisette engineering and he spoke with the city about the spring that crosses the sidewalk, on Goldcrest Dr as it descends the hill to Cooper Pt. It can get slippery. She was told that any corrections would have to be engineered. The process starts with an engineering study, submitted to the city, who then reviews it and that determines how much the association will pay.

**Tony Mailhot moved to authorize spending the estimated \$180 to get the engineering study completed and submitted for the rerouting of the spring on Goldcrest Dr. Mike Kretzler seconded and the board approved the motion unanimously.**

### *Moss on the Asphalt Path*

Madelaine has found someone who is working on a safe way to remove the moss from the asphalt sidewalk along Goldcrest Dr.

### *Landscaping Contract*

Madelaine is frustrated with the landscaper and how little of the contracted work is being performed. The board discussed several options, including calling the landscaper in for a discussion (which hasn't worked for long) and finding a new landscaper.

### *Maintenance Priorities*

Madelaine distributed her list of maintenance priorities and the board discussed them and how to start getting them done.

## 8. Insurance

Bruce Livingston talked to our insurance agent and received a description of our coverage. The terrorism coverage renewal decision will come later in the year.

## 9. City Liaison

Bob Jones reported on his recent discussions with Georgia Sabol of Code Enforcement. She has three empty houses on her list (3922 Hillview Ct, 3729 Goldcrest Hts, and 1817 Cameo Ct), but will focus on Hillview for now. She has sent a letter of violation. The board discussed the ownership questions with the Goldcrest house. Bob offered to follow up with Phil Schulte, who has more information about this.

Bob also passed along information about Olympia's fireworks ban and distributed a couple of signs to post at the entrances.

## 10. Other Business

Bruce Livingston has reordered bags for dog waste.

Someone wants to collect clothes for kids in donation boxes at the garage sale. The board had no objections.

Madelaine and Andy would like to see a summer potluck again.

## 11. Adjournment

The meeting was adjourned at 9:10 PM.

The next meeting is July 17 and will be held at Frost & Company, P.S., 824 State Ave NE.