

Goldcrest Homeowners Association Board Meeting Minutes

Final

Meeting date: **August 21, 2014**

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

Members attending: Bruce Livingston, Tony Mailhot, Madelaine Smith, and Mike Kretzler.

1. Call to Order

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

2. Approval of Minutes

Madelaine Smith moved to approve the minutes of the July 17 board meeting. Tony Mailhot seconded and the board approved the motion unanimously.

3. Treasurer Report

Tony Mailhot reported on the state of the association's finances, noting a slight uptick in the balances over last year, and an overall status of steady with no issues. He received three assessment requests for property transactions and contacted Specialized Loan Services about the property at 3922 Hillview Ct, which is scheduled for a foreclosure sale.

Tony reviewed the state of the delinquents, noting several small over- and under-payments and the board discussed resolving some of them. Tony will refund the \$11.87 overpayment from Kimberly Frinnell (3730 Goldcrest Hts)

Tony Mailhot moved to write off trailing interest and small overpayments for the following homeowners:

- | | | | |
|-------------------|-------------------|---------|-------------|
| • Huy Hang | 1513 Briarwood Ct | \$6.63 | Delinquent |
| • Holly McCracken | 1708 Easthill Pl | \$0.51 | Delinquent |
| • Patrick Noonan | 1718 Medallion Lp | \$6.63 | Delinquent |
| • Sharam Sobhani | 1709 Easthill Pl | \$5.20 | Delinquent |
| • Phuong Teng | 1621 Easthill Ct | \$0.87 | Overpayment |
| • Mint Vu | 1721 Easthill Pl | \$13.13 | Delinquent |

Mike Kretzler seconded and the board approved the motion unanimously.

Tony has arranged for the Reserve Study Group to conduct a reserve study for the association for \$1175. Also, preparations for the annual audit are underway.

Madelaine Smith moved to accept the treasurer's report. Tony Mailhot seconded and the board approved the motion unanimously.

4. Website Contract

The board reviewed the draft contract and agreed that it appeared to contain the provisions needed to get a website built and maintained for two years. It is not quite complete, however, as it doesn't list the association as a party.

Madelaine Smith moved to approve the contract in principle, pending its completion. Tony Mailhot seconded and the board approved the motion unanimously.

5. Landscape Maintenance

Madelaine Smith reported on progress on clearing up the entrances and other areas previously overlooked by the contractor.

The moss removal is complete and the contractor is willing to come back and maintain it for \$300. There is still moss on the curbs, which will be additional effort.

The city plans to fill the hole at Easthill Pl and Goldcrest Dr within a month and to fix the drainage along Goldcrest Dr in 2015.

Bruce Livingston agreed to split the maintenance duties with Madelaine. He will focus on the wooded greenbelt and Madelaine will focus on the landscaped common areas.

Madelaine reported that it is time to buy plants for the recently-cleared hill above the gully on Goldcrest Dr and the corner of Easthill Pl and Goldcrest Dr. We will also need to bark some of the cleared areas.

Bruce Livingston moved to allow the expenditure of up to \$3500 for purchasing plants and spreading bark. Mike Kretzler seconded and the board approved the motion unanimously.

6. Potluck

Since the organizers are not at the meeting, it's doubtful that a potluck can be pulled together for September 6. Madelaine will follow up.

7. Fall Meeting

The board selected dates for the fall membership meeting and discussed agenda items. We'll have committee reports, a discussion of vacant houses (perhaps with Georgia Sabol again), discussion of the new landscaper, and the website contract. Mike Kretzler will reserve Marshall for a November 20 meeting and board meetings for the third Thursday through February. Newsletter items should be drafted by September 18 and the final newsletter should be mailed by October 20.

8. Adjournment

The meeting was adjourned at 8:20 PM.

The next meeting is September 18 and will be held at Marshall Middle School, 3939 20th Ave NW