

Goldcrest Homeowners Association Board Meeting Minutes

Final

Meeting date: **October 16, 2014**

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

Members attending: Simon Calcavecchia, 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 by Simon Calcavecchia.

2. Approval of Minutes

Madelaine Smith moved to approve the minutes of the September 18 board meeting. Tony Mailhot seconded and the board approved the motion unanimously.

3. Treasurer Report

Tony Mailhot reported on the finances and balances of the association. Discussion included a question about the Sage Landscaping bill, which seemed to be out of synch, and which Tony will follow up on. Tony and our accountant are preparing for the annual audit. The reserve study has started, with a walkthrough and survey of the improvements and major expenses. These and some of the landscaping expenses will drive costs higher than the revenue for the year, as expected. The reserve account has been funded at the full \$10,000 for the year, the transfer having been made this month, after the end of the reporting period.

The Born's (3811 Westpark Ct) duplicate dues payment (personal and then through title transfer) has been resolved. There have been three assessment requests (3922 Hillview Ct, 3811 Westpark Ct, and 3703 Goldcrest Hts).

Tony reported on the delinquent accounts. The Beers (1416 Sunnyvale Ct) should be resolved by an impending sale. Tony will follow up on Duncan (1512 Briarwood Ct) and Meza (1408 Sunnyvale Ct). Mike Kretzler is in contact with Isaacson (1405 Sunnyvale Ct) and will let him know the amount; he is expected to pay.

Tony also recommended waiving several small amounts due on dues payments:

Atheide	1525 Briarwood Ct	\$6.76
Mahar	1713 Easthill Pl	\$6.76
Malsbary	1803 Cameo Ct	\$6.76
O'Connell	1424 Sunnyvale Ct	\$20.29

Tony also recommended we research ways to make our liens take first position in any foreclosures that may occur and he provided a couple of articles that discuss this issue. He agreed to follow up with our attorney to see what we might make of this.

It will soon be time to start on next year's budget.

Mike Kretzler moved to accept the treasurer's report, with the correction to the first page balance sheet summary – at \$2,700 a month, our recurring monthly expenses total about \$16,400 for the rest of the year, and approving the waiver of the four small amounts listed. Bruce Livingston seconded and the board approved the motion unanimously.

4. Newsletter and Fall Meeting and Website Preparation

The committee made final adjustments to the newsletter, which will be delivered this weekend. For reference, the bylaws stipulate that the newsletter is to be **mailed** thirty days before the meeting.

5. Website Preparations

Website content is due on October 28.

6. Maintenance

Madelaine Smith reported on maintenance activities. She had researched getting a chipper for a spring cleanup. The city doesn't loan them anymore. Renting a 6" chipper from Lew's would cost \$155 per day and we'd need someone to monitor and support its use. We'll revisit this for March and seek help on the operation.

Timm's Tree Service removed the dead pine at southwest corner of Goldcrest Hts and Easthill Pl for \$435. Madelaine obtained bids to remove a couple of dead madronas near the park on Goldcrest Dr, totaling \$800. Bruce Livingston said he'd look at them and we'll discuss what to do later.

Mike Kretzler moved to authorize spending up to \$900 for madrona removal. Tony Mailhot seconded and the board approved the motion unanimously.

Bruce reported on his test of volunteer efforts to clear the moss off the concrete curbs and sidewalks with scraping and sweeping. He deemed them successful. The committee discussed some additional options, including string trimmer attachments and chemicals to keep the moss off. Bruce will continue to work on this as a volunteer project.

Sage Landscaping continues to make progress on upgrades and will focus on that through the winter. They bid \$1900 for buying and planting plants on the hillside cleared earlier along Goldcrest Dr above the gully and the corner of Easthill Ct and Goldcrest Dr. This is below the \$2000 approved and is planned for December.

Madelaine also received bids for repainting the swing set in the park and the entrance signs from Flying Colors for \$865. Simon Calcavecchia mentioned that he has a contact who could bid on this work, too. We'll wait to see what we get from that, since we're past the painting season.

Northwest Materials put 38 yards of bark at the corner of Easthill Ct and Goldcrest Dr and other locations along the drive, which was barely enough. Finally, Madelaine contacted the tree assessment contractor to begin the process.

7. City Liaison

Bob Jones reported on his work with the city. He thanked the public works supervisor of the work the city did on the culvert under the Cooper Point entrance. The closure was far more limited than expected. He will follow up on the broken curb at the Road 76 entrance. He expected Georgia Sabol to attend our November membership meeting.

8. Post Boxes

Andy Sokso reported that the broken parcel box at Westpark Ct was fixed recently, apparently by the Postal Service. We shared some amazement and encouragement from that report.

Goldcrest Homeowners Association Board Meeting Minutes

Final

9. Adjournment

The meeting was adjourned at 8:20 PM.

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