

HOA Annual Meeting Minutes
Park Place Homes Condominium Association
Monday, June 18, 2018

Location: Lynnwood Library

Call to Order: The meeting was called to order at 7:43 p.m.

Quorum: was reached.

In attendance were:

Greg Kissell, President
Amy Knoke, Secretary
Shu Mei Kao, homeowner
Botyo Aleksandrov, homeowner
Mariya Aleksandrova, homeowner
Ed Elomina, homeowner
Yuchen Hu, homeowner
Peter Macellari, homeowner
David Owen, homeowner
Megan Vuong, Community Manager, T-Square Management
Theresa Beers, T-Square Management
Tom Tollifson, T-Square Management

Proof of Notice: Megan Vuong from T-Square Management provided sealed envelope with meeting notice that had been sent from their office, to their office.

Introduction of Board/Management Representatives: Current board members and representatives of the new management company introduced themselves.

Approval of Previous Meeting Minutes: Amy made a motion (2nd Greg) to accept the March 11, 2017 meeting minutes as written. **Motion carried.**

2017 Financial Review:

- Discussed change in where dues are paid, because of the change in management company
- Theresa Beers explained that T-Square has not received all of the accounts from the previous year, so they don't have a good picture of our 2017 finances.
- T-Square expects to have the final accounts transferred within the next week.

2018 Budget:

- Because T-Square can't trust previous budget information, they recommend that we do not change our dues for 2018.
- In September or October they will review budget. In late 2018 we will have a HOA budget meeting to plan for 2019. This leaves the 2019 Annual Meeting to be devoted entirely to community issues, not money.
- Discussed possible way to save money: individual units reduce water usage.
- David Owen made a motion (2nd Ed Elomina) to accept 2018 budget. **Motion carried.**

Landscaping:

- Asked for volunteers to research a new landscaping companies. No volunteers.
- T-Square will talk to current landscaping company.
- Discussed only needing landscaping once/week, possibly to save money. But landscape company works on a flat rate, so it would be the same price.
- Asked T-Square to research other companies.

Election of Board Members:

- Previous vice president Eileen McLeod has stepped down.
- Asked for a volunteer to take vice president president
- No one volunteered
- Encouraged everyone to ask their neighbors if they were interested.
- When a new person is found, the current board can appoint them

Unfinished business:

Garbage area:

- New fence for garbage/recycling area.
- Need to do, but not in current budget.
- No objections

Settling of Building #19626

- Upper units have cracking and tilting. The problem isn't the foundation; the problem is the floor joists between the 1st and 2nd floors were not designed for the weight, and are sagging.
- We need to cut holes in the 1st floor units to see the damage, and correct it
- It will cause many logistical problems

New business:

Outside lights:

- Botyo Aleksandrov reports that the sensor for the stairwell lights is broken.
- The lights never go off in buildings 19726 and 19728.
- Possibly the other buildings, too.

Attic Inspection:

- David Owen asked about the results of the attic inspection last year.
- The inspection had been ordered by the previous management company, and T-Square does not have a copy of the report. T-Square will find the report and follow-up.
- David Owen spoke to the inspector during the inspection, and remembers being told there was pre-mold, insulation on one side and not the other, not venting properly
- Greg Kissell knew the reason for the inspection: There were water/gutter problems.

Upstairs cracks:

- There were reports of cracks in the upstairs units of 19730 and 19732.
- The cracks expand in the cold and contract in the heat.

Open Forum for Questions

Ed Elomina asked how many units are currently rented.

- Greg Kissell believes there are four units currently rented, which is capacity per our CC&R's.
- If any owner wishes to rent their unit, they are required to inform the board.
- T-Square asked if there was a rental waiting list; Greg says we haven't received any requests so it hasn't been needed.

Adjournment: There being no further business Greg Kissell made a motion (2nd by Ed Elomina) and approved to adjourn the meeting at 8:20 p.m.