

ParkPlace Homes Meeting Packet 25.01.08

We welcome any feedback on things which should be included or removed from these packets.

Ratify 2024 Budget Meeting Minutes - VOTE

Minutes found on our website in [the documents page](#).

Recent Work

December 20th - Clearance Trimming: Washington Tree Experts

January 2nd - Roof and Gutter cleaning: Highpoint Gutters. Note that we plan to have Highpoint come out 2x more times in '25, roughly August and December, pending scheduling. To see a full breakdown of financing and quotes for gutters, see post [25.12.14 – Drainage / Tree Removal](#) on our website.

‘24 Completed Projects

19730 - New roof / skylights / 6 inch gutters: KSR Roofing

19732 - Replaced section of sidewalk presenting trip hazard: Jireh Asphalt and Concrete.

19732 - Removed sheet metal and plastic from basement, obtained and stored winter mitigation equipment.

‘25 Planned Projects

197?? - New roof. Plan is to have the roofing company determine which building needs the most urgent attention. KSR did fantastic work on 19730, had the most compelling quote, and Kerri has an established relationship with them. This leads me towards going straight to KSR vs getting other bids. I figure having highly variable roof builds may not be in our best interest! To discuss in meeting.

19732 - Rebuild drainage system to have dual pump well with alarm, drain into catchment basin: Bodine Construction

19732 - 2x Tree Removal (See below, pending vote)

Fire Safety - Electric Blankets

Electric blankets are incredibly dangerous. I strongly suggest not owning one, there is no safe way to operate these. They are simply fire 'resistant' cloth with heating wires run through them. When heating elements are stationary they can be relatively safe, but the flexibility in a blanket causes the wires to bend constantly. Much like bending a metal coat hanger back and forth until it breaks apart, the wires are wearing in a similar manner. As they wear, they get thinner, and as they get thinner they get hotter. Eventually you reach a point of thermal runaway, and boom you have a fire!

Combine that threat with the use case being "use this while unconscious" you can see why this causes a lot of house fires. These will getcha!

Open Forum

We welcome any input, suggestions, comments, insults or otherwise! We can't address problems we don't know of! Please take this opportunity to bring up anything that has been bugging you, or things you think we are doing well and should continue.

Approve 2025 Budget 8.88% Increase. - VOTE

The budget we built in our last meeting requires ratification by the association, final budget attached. 8.88% increase, \$40k for new roof, \$15k for drainage repair.

See **Parkplace Homes 2025 Budget.pdf**

Bodine Update

This has been posted prior on our site, but to recap, we have approved the scope of work from Bodine of adding a check valve to our footing drains, and rebuilding our well with a dual pump alarmed system, including separate power lines per pump, and splitting out our basement fan to its own line. At this point we have paid \$4k for investigation, trenching our drain lines, replacing the current pump, and the remaining scope comes in at an additional \$6k, leaving us \$5k to work within our '25 drainage budget line item. The remainder will be applied to the next related item. To see full details on this project including quotes, see the post [25.12.14 – Drainage / Tree Removal](#) on our website.

Tree Removal - VOTE

In working with Bodine on our drainage, it has been made clear to us that the 2x Katsura trees next to both stairwells on the 19732 building have become too large. Their roots are actively strangling our drains, presenting a threat to them and the foundation.

- 01 Seattle Tree Care - \$5,059.88 Removal + 2 inches of stump grinding.
- 02 Washington Tree Experts - \$2500 Removal to ground level, no grinding.

Note that Lynnwood requires a permit for removals, which may slightly increase cost. Permits appear to range between \$65 and \$193.

See **01 Seattle Tree Care.pdf** and **02 Washington Tree Experts.pdf**

Bodine Auto Call - VOTE

The final item in the Bodine findings document was a recommendation to have our drains cleaned and inspected again in 10 months prior to the rainy season, and then annually from there. They state that we should budget between \$750 and \$950 for this event. We have room for this in our general maintenance budget, or possibly our drainage budget should we opt for the Washington Tree Experts quote.

See **24.12.10 Bodine Findings.pdf**

Board Elections - VOTE

Renewing existing positions, or an opportunity for others to throw their hat in the ring.