AGENDA

# Bridgewood Estates Board Meeting

## Residence of Bob Marshall - 2001 28th Street Ct NW (on the deck)

## Tuesday, July 8, 2014

|  |  |  |
| --- | --- | --- |
| 6:30 | Welcome – called to order at 1833 |  |
| 6:35 | Approve Minutes from May 2014 Board meeting  * Correction to the minutes taken and approved as edited |  |
| 6:40 | Financials  * Budget YTD Review – income and disbursements reviewed * Recent issue with the common area septic float and alarm – resolved by Hemley’s |  |
| 6:50 PM | OLD BUSINESS |  |
|  | * Annual Meeting (in the park)   + Finalize Agenda and info to be mailed, doorbelling with flyers   + Doorbelling flyers distributed to Board members   + Deb Wallace, Ferry and Airport Administrator, will be at Annual Meeting to discuss the Airport adjustments   + Will email out the 2013 financials ahead of the meeting and ask for folks to submit questions, or bring them for limited discussion at the meeting   + Will ask folks to print their own agendas and budget if they so desire; will be environmentally responsible   + Will briefly discuss the CCRS and ACC at the Annual Meeting   + Logistics for the Annual Meeting – Dianne will be in charge; Erin will assist * Repair Estimates in Progress – Juanita is still working on getting estimates for the following repairs/work:   + Fencing repair - 2805 - 18th Ave. Ct. NW   + Bark chip replacement   + Pressure wash play equipment. Replace tables?     - Inspected by Morten; the metal appears to be galvanized and not in need of replacement;     - The wood does need to be replaced; will ask Juanita to get the handyman to repair/replace the wood * General Maintenance follow-up   + Retention Pond – passed inspection   + Sidewalk repair bid received     - Full report submitted; bid was about $20k for full treatment/repair     - Three levels of repair submitted   + 28th St. Gate repair bid - $1800. Guardian feels hinges will fail soon   + Board requested Guardian provide pricing on a complete overhaul of gates (full repairs/replacements). Sent to board for review via email.     - Will request that Juanita obtain competitive bids from at least one other company for the work on the gates     - Would be able to use the Reserve funds to repair the gates if so desired   + Common area near 2805 - 18th Ave. Ct. NW (weeds and new bark)     - Inspected by Bob Marshall – the bark is mostly gone, but the sight is not problematic; would be acceptable to wait until next year to replace; there are no issues with weeds, as they are being kept under control by the landscaping company |  |
| 7:40 | **NEW BUSINESS** |  |
|  | * Airport Activities   + Impact(s) on neighborhood & possible actions to take * Neighborhood Maintenance items   + Monty Laughlin – tree in the back yard that he believes is dangerous needs to be evaluated (2416 21st Ave Ct. NW) – Division 1     - Steve will get with Monty to take a look and determine the best plan for management     - Will communicate with the Board members and Juanita to implement a plan   + Request from Shawn Shaffer – area between his home and Michael White’s. He believes it is common area and HOA should maintain. (2417 19th Ave Ct. NW) – Division 1     - Based on county records, the area in question belongs to Shawn, and he is responsible for maintaining   + Political Signs – Complaint about political signs posted in the neighborhood. The Rules and Regs state that signs can go up no sooner than 3 weeks prior to the election, must be no larger than 2 feet square and must come down 24 hours after the election is completed.     - The Rules and Regs give the ACC full authority over signs.     - Send an email reminder – will discuss with the homeowner when doorbelling     - Washington State primary election – 05 August   + Status of other issues where homeowners were notified & need (if any) for further action.     - The car in front of the house with the charger is now gone     - The debris placed behind the fence is still present and uncleared despite notification of the homeowner   + As other properties are identified as being in need of attention, please send Juanita the address and description of the violation * ACC Update   + New member – Jim Hayes, from Division 1   + Other known projects –     - Owner of the ranch house with new patio – finally was able to reach her and discuss     - Shed request pending – needs to submit the ACC request form * Board of Directors election/terms   + Need clarification from Juanita about the terms of the Board members – obscured in the scanned document * Next meeting – September 23, 2014 – Juanita’s office at 1830 |  |
| 8:30 | **Adjourn** |  |