AGENDA

# Bridgewood Estates Board Meeting

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

## Tuesday, July 8, 2014

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| 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
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| 6:40 | Financials* Budget YTD Review – income and disbursements reviewed
* Recent issue with the common area septic float and alarm – resolved by Hemley’s
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| 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
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| 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
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| 8:30 | **Adjourn** |  |