

**ESPLANADE CONDOMINIUMS  
BOARD OF DIRECTORS'  
ESPLANADE CLUBHOUSE  
Tuesday, July 16 2008; 6:30 PM**

**Board Members Present**

Siggi Bjarnason								Office TBD
Jacqueline Brinker								Secretary
Jim Muri								Vice President

Homeowner Forum  
No homeowners in

**Call to Order 6:50 pm**

**Approve June Meeting Minutes**

Motion to Approve  
Seconded

Jim Muri  
Jacqueline Brinker

President's Report  
N/A

Treasurer's Report  
N/A

**Old Business**

Jim walked over to building G to view pet issues. Kathi confirms that unit has been fined and is in collection. If payment not received by Friday this goes into foreclosure. Animal Control will not visit the unit unless someone files a detailed complaint – HO and Kathi confirms that

Asphalt Seal:  
Root removal; Kathi/Karen visited on walk-thru.  
Roots will be removed and asphalt seal is on schedule.

Landscaping  
Tree removal request for building E.  
Board agrees we don't want to remove a healthy tree.

During walk through last week with NWLandscaping following complaint from Kathi. During walk through NW agreed to repair any damaged landscaping from mowers in the fall (better for sod to be dormant when replaced), fix two holes in front of E building, and supply 6 flats of flowers for pool area - all at no cost to the association.

Growth around G building carport and shed needs to be addressed.

Week of Aug 4<sup>th</sup> - cedars are being removed and other trees are being pruned. Tree at building E should be pruned.

**New Business**

**Pool Procedures/Policing** – colored wrist bands (pool pass, or we can get Esplanade for 2x \$\$) stock and not very expensive. HOs will need to be willing to enforce this. Two different colors for HOs and for guest. Will need to be distributed – can mail these. May be easier to do this next year so that we start the new season out with a new rule. How do we help HOs enforce rule breakers? Table this discussion for later.

**Pool Gate Security** - Kathi obtaining cost for gate cover. Pool sign indicates that pool facilities are for Esplanade HOs and residents only.

**Other Business**

Declaration Amendment – special meeting scheduled for Monday 7/21. Notices went out to HOs two weeks in advance. Invasive investigation work is the next step following this. Kathi is unable to attend the special meeting.

Juanita Creek – status on plan, scope of work to come shortly. Kathi just email him today for status and should hear back by early next week.

**Delinquencies**

Total looks huge but includes water intrusion events which haven't been paid be insurance yet.  
7 units in collections

**Adjournment**

**Approval of April 2008 Minutes**

<i>Motion to Approve</i>						Siggi Bjarnason
<i>Second</i>						Jacqueline Brinker

**Parked for Future Meetings**

- Pool Procedures/Policies
- Officer Position
- Meeting Schedule
- Verizon FiOs (key collection)

Committees  
Building Captains

**ACTION ITEMS**

- Kathi to contact NW Landscapers and request area around G building carport and shed be addressed.
- Kathi to order colored wrist bands
- Kathi to obtain cost for pool gate cover

<b>Adjournment:</b> 8:00							Jacqueline Brinker
<i>Seconded</i>							

**Homeowner FORUM:** *(During the first 15 minutes of the meeting, individual unit owners may address the Board with specific concerns or suggestions. The Board may address these items, or defer them for further study or investigation. After the Homeowner Forum, owners may observe the working part of the Board meeting, but are requested not to comment or participate in the meeting, unless called upon by the Chair. Time constraints require meetings to be conducted within these guidelines.)*

Pasted from  
<<file:///C:/Users/Jacqueb/Documents/Jacqueb/Esplanade/Esplanade%20BOD%20Meeting%20Mar%2018,%202008.doc>>