

***Esplanade Condominiums***  
***2009 Annual Meeting***  
*Thursday, April 2nd, 2009 6:30 p.m.*  
*Location: Holy Spirit Lutheran Church*

**AGENDA**

**Board Members in Attendance**

Siggi Bjarnason

President

Jacqueline Brinker

Secretary

**Board Members Not in Attendance**

Karen Thompson

Treasurer

**Philips Realestate Services**

Vickie Tolson

Community Association Manager

**Call to Order:** 6:37

*Seconded*

*Siggi Bjarnason*  
*Jacqueline Brinker*

**Establish Quorum**

*12.5% in person or by proxy required for rescheduled meeting*

Established

**Presentation Levin & Stein Attorneys at Law - Daniel S. Houser**

- Daniel provide an update on the lawsuit

**Homeowner Questions/Concerns**

Homeowner questions regarding lawsuit.

**Minutes of Annual Meeting 2008**

*Motion to Approve - Siggi Bjarnason*

*Opposed: none*

**Officers Reports:**

President's Report

- none

Treasurer's report

- none

**Committee Reports**

No committees at this time.

Vickie requests HO volunteers for committees – especially the landscaping. Role would be liaison between Association and the landscape company. It would be great to have someone on sight to do this.

### **Board Nominations/Elections**

*Four vacancies on the Board*

- New officers are elected for a term of 3 years.
- Officer elections will be held at next board meeting – at this time elections are held only for membership.
- Board meets twice a month at this time, but this flexible.
- Time commitment was large last year due to new HOA; may be about 10 hours per month. Intent is to have one monthly meeting at some time going forward.

#### **Board Nominations:**

Siggi Bjarnason – appointed earlier this year  
Lisa LaBranche  
Casey Phillips  
Adam Henderson

#### **Board Elections**

*Motion to Approve – Siggi Bjarnason*

*Opposed: none*

*Board elected by affirmation*

### **Unfinished Business**

Approval of Resolution of the Association applying excess membership income over membership expenses to the subsequent tax year in compliance with IRS Rev. Ruling 70-604 to reduce the Association tax obligation for fiscal 2008.

We want to be able to rollover the excess funds from 2008 to 2009 so we don't have to pay income tax on them.

*Motion to Approve – Siggi Bjarnason*

*Opposed: none*

### **New Business**

Who is responsible for maintenance/cleaning of stairwells?

- Stairwells have never been cleaned since construction was completed. Concrete also needs to be cleaned and in some cases patios have been painted and the paint is coming off.
- No drainage in the stairwells so pressure washing cannot be done.
- Board will discuss options in upcoming meeting.

What are the options for cleaning the siding and possibly the curbing around the property? Buildings are filthy and need to be cleaned. Curbs are filled with silt from the water runoff.

- Might be able to hire a company to come out and mop instead of pressure wash.

- Board will discuss options in upcoming meeting.

Behind building S some of the siding has come off in most recent storms. Property management has not heard a report of this.

- Board will address in upcoming meeting.

Are there any plans to replace the windows? HO reports window replacement issue – mold growing on inside of windows.

- HO's are responsible for replacing the panes – lots of window information on the forum. Association is responsible for the frames. Mold issue cannot be resolved without removing the aluminum frames. Replacement of frames requires replacement of siding as well – and this could all impact the claim against the developers. HO recommends that others only replace the panes which have failed on the inside – replacing all of them probably isn't necessary. Failed seal will have a foggy appearance.
- Board will discuss arrangements with Issaquah Glass to research better pricing.
- Windows were a component of the lawsuit.

When is dryer vent cleaning scheduled to happen?

- Our schedule is every other year. If we cleaned in 2007, then vents should be cleaned again in 2009 along with other property maintenance items such as window cleaning, pressure washing sidewalks, etc.
- Board to discuss in upcoming meeting.

Who is responsible for HO dues for units in foreclosure?

- HOA is not responsible for these – the foreclosing party is responsible. If there are no funds to be reclaimed for dues from the foreclosing party, HOA is not responsible for them however this may impact our budget the following year, as there will be less income.

### **Verizon FiOs Update**

Verizon -Verizon has agreed to setup individual buildings rather than waiting for entire property. Building which have not yet been set up need a building coordinator to coordinate keys and HO's to be home during the install. Units under foreclosure can be handled with the real estate agent.

If building has already been hooked up, how do HO's get their keys returned.

- Board to discuss process for key return in upcoming meeting.

Please direct all service requests to Vickie at Phillips Real Estate

- Dumpster corral doors need to be addressed.
- Phase III – new awning being created for mailbox kiosk.

**Adjournment: 7:35**

*Secinded*

*Siggi Bjarnason  
Jacqueline Brinker*

