

Capital Court Condominiums

General Association Meeting Minutes

May 13, 2003

President Connie Walker called the meeting to order and introduced current Board members:

Connie Walker – President
Carl Brown – Vice President
Sylvia Richards – Member at Large
Caroline Ford – Treasurer

Kim Mulligan – representative from Cycle Real Estate

Connie asked that everyone be respectful of each others' concerns, waiting until one person is finished speaking before someone else starts. Renters are more than welcome to attend meetings and voice opinions, but they are not able to vote.

Review of the year:

1. We currently have no secretary. Julia Brooks (unit 4409) will be recording minutes for this meeting.
2. Some owners are still having leaks around their chimneys. These are in the process of being re-caulked, as the material first used for caulking was bad.
3. Several owners have noticed algae growing on the roofs of our buildings. Building 8 appears to be the only one without any algae. The Board will look into costs of having roofs treated and algae removed.
4. Several owners are having problem of moles/mole hills in their yards. It was suggested that construction across Boulevard Rd. was forcing pests out of their homes and onto our property. The Board will look into a pest-control company used last year, and get cost estimate. Some owners also said they had found field mice and large ants indoors.
5. Children should not climb on or around fences, as fences are association property and the climbing has contributed to some damage.
6. Jack has requested \$100 increase in pay over last year for yard maintenance. The Board is negotiating for a \$50 increase this year, and another \$50 next year.
7. Owners are responsible for maintaining individual gardens. If desired, owners could possibly arrange with Jack for gardening need at their own expense, or to pour cement if they do not want individual gardens that may have been in place when they purchased their unit. Un-maintained gardens create an "eye-sore" as per association by-laws, and if individual gardens are not maintained by owners, the association will maintain them and the owner will be charged. Some owners had questions/concerns about gardens in far corner of back yards, but these are still considered "common elements" and must be maintained as such. All grass is considered a "common element" as per by-laws. Animal waste in yards must be picked up in a timely manner.
8. Discussions on parking rules - owners' vehicles are to be parked in garage or driveways only. Many owners not aware of parking rules. It was asked where guests are allowed to park, as there has been vandalism of at least one car parked along the fence on 45th Ave. There was a brief discussion

about having designated spaces for owners who have extremely short driveways. By-laws were briefly reviewed. There is a six-hour time limit for guests' vehicles on our streets. This is due to the necessity of leaving space for emergency vehicles to pass down our narrow streets. It was suggested that a paved parking space be installed across from Building 2, with tasteful landscaping so as not to be an eye-sore to units facing it. The owners in Building 2 oppose this, as it could be an "eye-sore". It was established that more time and consideration be given to parking issue and a sub-committee was formed to do so: Melanie Richardson, Mike Strobe, Karen Chartier, and Terri Huston are the committee members. Please forward any concerns or suggestions to them.

9. We have a delicate septic system. No oil should be put down drains, as it can severely clog the pipes. Read labels on soap containers, as some have high oil content. Everyone should be using liquid cleansers, bleach, fabric softener, dish soap, and laundry soap. A lint catcher for all washing machines is recommended as well. This is a serious issue, as some of our buildings have pipes up to one inch smaller in diameter than that required by building codes.
10. Several owners have raised concerns about the red flags on our mailboxes being seen as "signals to steal". Caroline researched with the post office the possibility of getting security mailboxes. She found that we would have to have all mailboxes together in one bank (not two separate ones), and the cost to install and purchase would be about \$12,000. Based on the cost, no further action has been taken. It was decided that security mailboxes are not a necessity at this time, as the association budget is stretched very thin.
11. Sweetbriar neighborhood is looking into getting a new sign at the corner of 45th Ave and Boulevard Rd. They have inquired whether or not we would like to be listed on it. They are currently getting estimates. Some owners voiced concern about the sign blocking visibility for cars trying to pull out onto Boulevard Rd. One owner mentioned that re-permitting for a new sign through the city would be a lengthy process. Another owner questioned whether or not the sign should be further in on 45th Ave and not right at the corner. It was decided that we will wait to hear cost from Sweetbriar community association before taking any other action.
12. Any changes to outside structures must be approved by the Board. A written proposal, sketch, brochure, etc. must be submitted to the Board. The proposal and actual work done must be identical. This process benefits all owners as it maintains the integrity of our property.
13. For those who have not already done so, or who may not have been aware, all Cadet heaters must be replaced/upgraded. The ones originally installed are a fire hazard. Connie Walker will do a mailing to all owners containing info on how to replace Cadet heaters. One owner said that it is easy to install new models of Cadets, just turn off the power first!

Report on Gate

Carl Brown talked about issues with the front gates. Please notify him if exit gate is not opening or closing. It seems to malfunction every 3rd or 4th week. Some owners voiced concern over leaving the gate open for any period of time, such as morning hours when people are leaving for work. With a vote of 9 to 7, it was decided to keep the gate closed. The general feeling was that leaving it open was incongruous with the idea of a "gated" community.

Report on Yard

Sylvia Richards notified us that the sprinklers will be coming on in June this year. She will speak to Jack about trimming plants under kitchen windows, as he doesn't seem to be trimming them regularly. Owners can also ask Jack directly if they happen to catch him when he is here doing grounds maintenance.

Some owners raised concern about debris in the gutters, as well as birds nesting under corners of dormers. Unit 4424, 4407, and 4409 specifically stated that they have bird nests needing to be removed. Kim with Cycle Real Estate will follow-up on having bird nest holes grated and nests removed.

Report on Finances

Caroline Ford reviewed the budget (see attached). The chimney work came out of our cash reserve from the roofing settlement. We are looking at changing insurance, as the rate was increased significantly in July. All insurances in Washington State went up. It seems that after 9/11, insurance companies needed to re-coup some of their money, but they were not able to increase rates in the area where the damage occurred. Connie spoke with Andrea Howell (unit 4423), a Weyerhaeuser lobbyist in the state legislature, and she said insurance rates are up everywhere. A broker that the Association Board contacted said it is best if we don't switch right now, as it may be difficult to find a new one due to the fact that all insurance companies are being so picky. There will be no increase in dues, but only \$400 per month will go into the Association reserve account as opposed to \$500 per month before the insurance rate increase. Motion was made to accept budget as it is, with the exception that Jack (and his contract) be addressed about maintaining shrubbery under windows, and generally doing what he is paid to do. The association will offer him a \$50 increase this year, and \$50 next year. Motion was accepted.

Proposed electrical tower behind Centennial Elementary

Connie made everyone aware of possibility of a tower being constructed behind Centennial Elementary (by Verizon Wireless). Not only do these towers cause health issues, but they de-value property in the local vicinity. A petition was passed around the room. Many people signed.

Garage Doors

Some people are having trouble with garage doors sticking. All owners are responsible for their own garage doors. Kim from Cycle suggested we call Garage Door Center for help with any problems.

Pipe Bursting Report

Connie gave us the background-to-current status on this issue. In August 2000, one owner's pipe between the bathroom and living room walls burst, causing much damage. The owner's insurance paid for the damage. In October 2002, another owner in the same building had the same pipe burst, but association insurance covered damages. According to the by-laws, we own all pipes and are responsible for damage created from such a burst. However, there is contradictory wording in the by-laws on several points, including this

one. (The Board consulted a lawyer and had the by-laws reviewed, coming to this conclusion.) To change by-laws, at least 80% of owners must agree on points that are to be changed. There is great concern that more of these pipe-bursting claims will end in the cancellation of our insurance. As it stands, the private insurance of the second owner who had a pipe burst was going to subrogate our association insurance, so the Board paid for the damages. The Board is now paying the first owners of the pipe burst what they had to pay out-of-pocket (under \$1000). The odds of another burst like this happening seem to be fairly high. Connie put the question to the Association as to whether we want to change the by-laws to state that we are responsible for pipe bursts in said section of pipe only (in the wall between the bathroom and living room), or do we want to leave that section of pipe as the responsibility of the association (along with all other pipe in the units)?

Connie also informed everyone that owners are NOT permitted to call the association insurance with questions, as each inquiry is seen as a "ding" in our insurance record, and puts us at risk of being cancelled. (Instead, owners should call the Board with any questions/concerns they may have.) Allstate is willing to work with us on this complicated issue. The Board will get three bids from attorneys current on condo law before choosing one. Many raised concerns as our individual insurance would probably go up if we were to be responsible for the pipes, and there would be a cost to have the stability of the pipes assessed/estimated. It was decided that there needs to be much more discussion on this, and the new Board will have to discuss further.

As a general reminder, all non-emergency repairs must be approved by the Board in advance. A list of all Board members names and phone numbers will be distributed to all owners with the next meeting minutes (week of June 9, 2003).

New Board members willing to serve

Connie Walker - 4404

Carl Brown - 4405

Caroline Ford - 4431

Sylvia Richards - 4416

Hope Van Haren (special projects or events) - 4402

Melanie Richardson - 4428

Julia Brooks - 4409

One member questioned whether Board members were allowed to serve two consecutive terms. The new Board and a special committee will evaluate.