

Arbor Village HOA Board Meeting
Windermere Conference Room
13106 240th St. #200, Kent, WA
Thursday, February 18, 2016

Meeting Minutes

Board Members Present: Debbie Sampson, President/Treasurer; Jill Miller, Secretary; Steven Ishikawa & Frank McDunnah, Members at Large;
Also Present: Lynn Sutherland, Manager, WPM South

Call to Order:

The meeting was called to order by the President at 6:08 pm, quorum established

Approval of Minutes:

Minutes of the January 21, 2016 Board meeting were reviewed and approved

Financials:

The Board reviewed the January 2016 Financials

During review of Delinquencies, discussions brought up the possibility of utilizing small claims court for collecting larger amounts. Lynn Sutherland will inquire if judgments in small claims are reported to the credit bureaus. Findings will be discussed at the next meeting

Unfinished Business:

Regarding Lot 3-25 ACC request, board reviewed and approved the front yard landscaping. The Manager will follow up with the homeowner regarding wrong paint color on fence and the remaining large debris pile near sidewalk.

Board reviewed and edited the draft Rules Fine Schedule changes for additional clarity. Lynn will edit and provide to the Board for final review.

Board discussions concerning HOA Brick Pillars resulted in a decision to table removal vs refurbishment until the a later board meeting. Bid pricing between the two options is nearly equivalent, however Lynn may request one additional bid. Seasonal weather conditions negate any urgency

New Business:

No new business

Violation Review:

Board reviewed the violation spreadsheet with direction to Manager to proceed with current Violation Schedule.

Next Meeting:

Thursday, April 14, 2016

Adjournment:

Meeting was adjourned at 8:06 pm

Minutes submitted by Jill Miller, Secretary