

WINDHAM PARK HOMEOWNERS' ASSOCIATION
Board of Directors Meeting Minutes
August 15, 2006

Present: George Gilbertson, Jim Baird, Chris Bradford, Mary Herman Doughty, Lee Hasty, Kristin Johnson, Jim Riehl, Jeff Welch, Bob Zappulla, and Greg Marsden of Curry Management

Meeting called to order by George Gilbertson at 7:10 at W. J .McBride's

SECRETARY'S REPORT:

The minutes of the June 2006 meeting were approved. Due to a lack of quorum, there was no July 2006 meeting.

CORRESPONDENCE

The issue of the rabbit hutch was discussed. It states specifically in the covenants that "no animal pens or runs" are permitted. It was moved and seconded that the rabbit hutch should be considered an animal pen. The motion was passed. Curry Management will send the homeowners a letter informing them of the decision. .

PRESIDENT'S REPORT:

No report.

TREASURER'S REPORT:

Jim Riehl approved the financial report. One delinquent homeowner is working out a payment plan, and a lien will be filed on the homeowner who has not paid, and has not returned any phone calls made by Jim Riehl.

COMMITTEE REPORTS:

1. **Grounds and Streets as submitted by Chris Bradford.** Pool Parking Lot –

We are still waiting for the concrete contractor to mark the concrete itself that is being proposed to be torn out and replaced, so that, as Greg put it, there is no question or misrepresentation that can happen from photographs and sketches.

I am proposing that the board consider Greg Marsden's' suggestion that we consider asphaltting the parking lot instead of repairing concrete.

The reason he gave is that "although spalled and cracked the structure of the lot is still in good shape. A 2-inch overlay of asphalt could be accomplished for <\$2,000 and would look fine -

It would last even longer than most asphalt lots due to its concrete base!

I am proposing this consideration due to a significant cost difference. The concrete lot being approximately 4200 square feet, could end up costing the association more than \$30,000 and possibly as much as \$50,000 if you figure in inflation over time. A savings of \$28,000 to \$48,000 is considerable enough to warrant asphaltting versus concrete in my opinion. In addition to the money, we wouldn't have to look at concrete patches in the parking lot year after year. Last, repairing the concrete lot as needed requires the board to re-address this issue time and time again.

In reviewing our restrictions, it only specifies concrete specifically for "driveways" for "houses". Also, our declarations specifically require us to maintain "parking lots" in common areas (not "driveways") so I don't see how we could be harnessed to only considering concrete for the parking lot.

Plants and Flowers

The dying plants reported in June meeting have grown back sufficiently. The square dead grass area will be re-seeded this fall according to Jeff Welch. The shrubs that died and were removed should be replaced this fall also.

The flowers on the north side of the Terrace Place Entrance are in sad shape and some have withered away. Same goes for the flowers on the north side of the Main Entrance which are also in sad shape and some have withered away.

I reported to Greg and Jeff Welch that at least one sprinkler head on south corner of the Terrace Place Entrance is missing/broken. Also, I reported on the flowering bushes on both sides of entrance have a spot disease of some sort.

Many of the trees in our neighborhood do not meet the city requirement of the 8 foot above sidewalks and 13 feet above streets. In regard to trees that the association maintains, there are a couple of trees on the 131st street Bridgestone island and at least one tree near the pool that need trimmed to meet code. The bushes behind the small monument on 131st by the sidewalk are grown over the sidewalk substantially.

Irrigation

Jeff Welch submitted a proposal for sprinkler head additions in order to solve watering problems on the flowers at Terrace Place. I asked Jeff for a little bit of explanation/location information. Also, reason why in prior years this has not been a problem. I have not heard back on this as of yet.

Deteriorating Curbs

There are a few streets in our neighborhood that have curbs with severe crumbling. The area I have noticed to be the most prominent are the curbs along the west side of the middle Island at the bridge area on 131st that includes the Bridge Stone monument. The concrete that joins the street to the asphalt bike paths is also in very bad shape in this area. I have reported this to the city in person a couple of years ago and Greg Marsden of Curry also has talked to Greg

Scharff in OP Public Works in June, 2006 informed Greg Marsden of Curry that the city only replaced curbs based on the 25 year master plan and we're not in line for any curb replacements in the neighborhood anytime soon. My suggestion is that we should find out more about what can be done with these current areas that are unsightly and submit a formal inquiry with the city. These areas at a very minimum need patched and have needed patched for the better part of two years. The patch the city did at the trail/street near the big rocks at the Bridgestone Monument have not held up and need re-worked again.

An amended motion to authorize the use of asphalt instead of concrete at the pool was made by Chris Bradford, Jim Riehl seconded. Curry Management will get 2 quotes, and the work will be done in coordination with the pool shade structure.

2. **Pool Report as submitted by Lee Hasty.** I posted the notice about unruly teenagers on the gate and bulletin board. The notice on the gate was torn down several times and I replaced it. When I checked about a week ago the notice on the bulletin board was also missing. I'll replace them if we feel a need to do so.

The pool lounges and side tables were ordered and probably won't arrive until the pool is closed for the year. The customer service person at Seasonal Concepts said delivery times for this particular company were unusually long this year for some reason. The legs for one of the tables that were delivered in July were missing so Seasonal Concepts put on some temporary legs. Unfortunately they had only black spare legs. As soon as the legs come in they will put them on the table.

3. **Architectural Review** – Jeff has one request for paint which was approved. Bob Zappula had numerous applications. There was an issue with a metal fence to be put up around a new swimming pool. Bob met with the homeowner and a wooden fence is now being installed. Bob will inform the homeowners proposing an addition to their home of the necessity of completing the Architectural Review and Neighborhood Awareness forms and submitting a copy of the city's building permit. Once these issues are addressed the application will be approved.
4. **Social/Safety/Community Relations as submitted by Jim Baird.**– I received two e-mails via the info@windhampark.org address from homeowners:

The first made the suggestion that if the trees lining the street and sidewalk around the 131st St. bridge over the creek (near "the rocks") it might serve as a good example to other neighbors to do the same with their trees.

The second e-mail stated in regards to the sun shade at the pool: "There should be some companies available to locate the underground/in-slab piping so you wouldn't need to worry about hitting these lines whenever the construction is scheduled. Check out companies that do ground penetrating radar. Their cost would be considerably less than the repairs in the event you hit one. Regarding the fountain soaping and adding timers, I used to live in Lancaster and they did this a few years ago, and their fountains still get soaped. It may have deterred it initially, but it seems those doing the soaping don't care if

it happens immediately or not." By means of this report, I am passing along the suggestion to the rest of board for consideration while pursuing the pool sun shade.

I have made a few minor alterations to the web site, as has the hosting company. No other activity for this committee area this month.

- 5 **Communications/Newsletter** – Due to a communication error there was no August newsletter. It will be combined with the upcoming September newsletter. She needs articles for the newsletter by August 24th.

MANAGEMENT COMPANY: Greg Marsden said the new toilets at the pool are installed, and also mentioned eliminating the “nut” grass at the pool area. Jeff will treat it by spot spraying.

Old Business:

- A. Modifications to Legal Documents: No activity. The board agreed the September meeting will be used exclusively to discuss the legal documents. All committee reports should be emailed prior to the meeting.

New Business:

A neighbor volunteered to teach a seminar on attack awareness. Lee Hasty will put an article in the newsletter giving date and time.

The meeting was adjourned at 8:30 p.m. The next meeting will be held on September 11th at Chris Bradford’s house (13128 Grandview).

Respectfully submitted,
Mary Herman Doughty

August 22, 2006