

STANWOOD MANOR MEETING MINUTES

DATE: 06/23/2015 **TIME:** 6:30 **PLACE:** Poolside
BOARD ATTENDEES: Richard hill, Donna Johannes, Riika Magnus, Jim Norman
ABSENT: June Conway

HOMEOWNER ATTENDEES: Patrick Bay, Tsering Yudon

GUESTS: Kunga Dorje

The meeting was called to order at 6:30 PM.	Board
A motion was seconded to approve the minutes of the 04/14/15 meeting	Board
OLD BUSINESS:	
A dying tree was removed near parking space 30.	Board
Leaking drain pipe under #20 is pending bids and board approval	Board
Storm drain on upper level near parking space 12 was replaced due to it being a hazard	
NEW BUSINESS:	
1. Sidewalks are in need of repairs due to safety hazards. We have received one bid to repair. There are two areas requiring new concrete. We will request another bid and also to replace the two areas.	Board
2. bamboo in front of #15 and #16 is continuing to grow despite removal earlier this year. We have requested a bid from the landscape company for treating with herbicide. Jim will do research as to herbicides and cost. We will ask owners of these units to help bear the costs.	Board, Jim
3. We will ask owners with ivy or bamboo to remove. Both invasive species are no longer permitted at Stanwood Manor.	Board
4. Reserves: This year: sprinkler system repairs. Richard has been working with landscape company re: sprinkler and faucet issues Next year painting bldg D and E and and lower level fences	Board
5. "Stuff" is accumulating on upper unit back sidewalks and laundry room corridors. We will again ask homeowners to comply with the Rules and Regulations regarding this.	Board
6. Homeowner concern: light bulb burned out in Bldg C laundry room. Richard will check all light bulbs and replace as necessary Lights are being left on in the laundry rooms. We will ask homeowners/tenants to turn off lights. Jim suggested putting timers on the lights. This will be considered.	Richard
7. Pool: Richard reports that he is continuing to have to fill the pool with a garden hose because of malfunctioning pool sensor or pump. Wet Kat has been contacted re: diagnosis and recommended fix.	Riika Jim Board
8. External appearance of unit 16 – Currently bank owned. We have gotten no response from the bank. The board will service.	
9. Halogen spot lights. The board will determine what is the optimum time to replace bulbs.	

Next meeting: July 21 at 6:30 PM poolside

Homeowner Reminders

- Any conversion of a unit to a rental property must be submitted to the management company for approval (banking requirements, that only a fixed percentage may be rental properties, affects ability to sell units.)
- Any changes to the exterior must be submitted to the management company for architectural review
- The Association website can be found at www.stanwoodmanor.info