

STANWOOD MANOR MEETING MINUTES

DATE: 11/17/2016

TIME: 6:00pm

PLACE: TMG Conference Room

BOARD MEMBER ATTENDEES: Donna Johannes, Riika Magnus, Brian Dobecki

BOARD MEMBERS ABSENT: Richard Hill, Lesley Herron

TMG PERSONNEL ATTENDEES: Mandi Presler

HOMEOWNER ATTENDEES: None

Meeting was called to order and a motion was seconded to approve the minutes of the 10/4/16 meeting.

OLD BUSINESS

- TMG reviewed insurance policy and found missing coverage that they got rectified.
- Plumbing repairs near #27 and #32 still pending and Management trying to contact Apollo Plumbing.
- Catch basin grate on upper level replaced Nov. 8th.
- Catch basin cleaning done by Anytime Plumbing on November 2nd.
- Pool handrail repair initiated and should be finished by November 18th.
- Concrete repairs still pending.

NEW BUSINESS

- ARC for #14 approved.
- Discussion re: Rental Resolution. Board approved 3:1 annual \$100 application fee for rental units and rental hardship resolutions.
- General Counsel proposals. The Board approved Profitt Law for general counsel.
- The Board tabled decision on Upper level garden area until next Spring/Summer 2017.
- Removal of Nandina and Rhododendron by unit #1 approved and replacement with 5 gal Piers jap "Pygmacea" at both locations for \$155 was approved by the board.
- Removal of berry bushes and debris from neighboring yard by Landscape East & West will cost \$1217.00 and include 150 feet/1450 sq feet requiring cleanup and debris removal as well as treatment with an herbicide. Will require a release of liability from the owner prior to any work beginning. Management will explore whether the owner can go 50/50 on the cost.
- Pressure washing the chimneys: KJ Maintenance asked that we contact a painter to use a stripping agent on them. Board approved.
- Board approved signing contract with KJ Maintenance for 2 times yearly roof and gutter cleaning for all buildings.
- Bldg A lighting – Management sent a work order to Brightside Electric to replace all fixtures on Bldg. A with LED bulbs. Riika said this was completed 11/2
- Chimney Inspections. Management will be coordinating chimney inspections by Top Hatter to occur in December.

HOMEOWNER CONCERNS

- None

NEXT MEETING

02/22/16 at 6:30pm at Beaverton Community Center (Vose Room)
locationTBA

Homeowner Reminders

Any conversion of a unit to a rental property must be submitted to The Management Group for approval.

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