CHATEAU RIDGE

Chateau Ridge Home Owners Association (HOA)

Meeting Minutes

Oct 28th at 7:00 pm

Held by Zoom

Unit	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Present	x	x	x	x	x	x	x		x	x			x	

1. Welcome — Gene

- Called to order at 7.05 pm

2. Minutes: July Special Meeting — All

No changes to Minutes made.

Discussion of the purpose of Special Meeting, as to whether it is necessary or possible to control the number of rented properties. Pros and Cons of rental properties reiterated.

3. Treasury Report July - Oct — Deborah

- Main issue is larger than usual water bill: caused by 6% increase in Woodinville Water, leak of undetermined length, more frequent watering during extreme heat this summer. However, the solid contingency savings mean that we can easily weather the higher than usual cost without needing to adjust the monthly dues. ($500 increase in water costs over last year for total year to date)
- Additionally, to save water and water costs, we discussed having a drip system located on the north side of 152nd St. Deborah will talk to Austin Irrigation re feasibility and cost. Also discuss with them winterizing to avoid potential leaks of sprinkler system.

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4. Irrigation

   For the record: Karin and David have keys to the irrigation boxes for lower and upper units respectively. We are looking for a volunteer to be responsible for irrigation – spotting issues, leading process to fix leaks promptly etc.

5. Insurance. Deborah

   Deborah will circulate the dec page of the GL policy and submit the application for D&O policy now the details are finalized. Extended conversation about the parameters of the three different insurance policies: HOA GL, Personal Homeowners, D&O. Potential follow up to clarify some of the specific uses of each different policy.

6. New Business All

   Discussion of the maintenance of the properties. Gene clarified that currently a building maintenance program is not formally structured, although for instance the gutter system on the properties on 152nd may have to be coordination to repair/replace. (Karin). Also discussed whether to coordinate painting front doors, ensure the color is the same etc. Nadeem spoke re replacing the trees in front of properties on 132nd Ave; that we should ensure any painting and replacement trees should work to create the symmetry of the properties.

   Karin let us know that there is a tree blown down at the bottom of 152nd which should be removed.

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Gene called the meeting closed at 8.10pm

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