

Buttes HOA – Total Property Mgmt. - Board Meeting Minutes. 03/09/2017

Held at TPM Offices – 2222 Meridian Ave E, Edgewood Starting 2:55 PM – Concluding 4:47 PM.

Present; Trena Garrison, Ted Gustin, Steve Paris, Jake Jaquith, Julie - TPM

Meeting called to order by Trena Garrison at 3:35 PM.

MINUTES

Minutes reviewed – approved with amendments 4-0 – Given to TPM

VISITORS

No Visitors

MANAGEMENT REPORT

Reviewed financials – Verify 2014 hill reimbursement 8K.
Balance sheet discrepancy regarding this amount.

Project List – All items on last month’s project list - Reviewed

DELINQUENCIES

Low offer for pay-off – Board will not approve – Counter with 8K.

Approval to proceed with 1 new Sheriff Sale – Homeowner has not responded to letters/fines/judgements leading up to this point.

BILLS

No bills.

ACC

Tree Removal – Per pictures provided – Board approves removal of one (1) big tree only (encroaching on rear fence – OK to cut saplings within 10 feet of fence.

Pavers installed without ACC – Letter to be sent to homeowner.

TPM – Letters to Homeowners – TPM to review procedures with employees regarding e-mail sent to homeowners.

APPEALS

No Appeals

OLD BUSINESS

Top of Hill Landscaping – Blue Sky to be contacted – Waiting for good weather. Other spring cleaning – waiting for good weather.

PSE Easement Contract – Approved with 1 modification – Easement Applies to one tract only – No other easement granted. Motion – Seconded – VOTE 4-0 Approved – To be reviewed by TPM/Attorney.

Parking – No significant chronic violators for this reporting cycle.

Christmas Lights – One homeowner will receive fines - letters ignored.

NEW BUSINESS

Card Rd. – Pierce County Letter – Letter re: Subdivision of one lot.

Attorney – Our attorney leaving for another firm – We need to find out the new rates before retaining her.

Spring Newsletter – Hill garbage, dues payments, all communications can be directed to the Board/TPM thru info@thebuttes.com

Audit – TPM checking on prices.

Trailer – Letter to homeowner requesting its removal – overdue from a previously agreed date.

Multiple violations - 1 Homeowner has a ADA argument, along with other issues – letters/fines to continue – including picture records of items already built without approval.

Fence repair – Letter to homeowner regarding damaged front fence.

Increase in Reserve funding – Increase to 2K (from 1K) per month.
Motion – Seconded - VOTE 4-0 Approved.

Meeting Concluded at 5:25 PM. **Motion – Seconded – Vote 4-0 Approved – to adjourn.**