

Present: Clint Harmon (#17), Michael Nyberg (#11), Guy Silvestri (#12), Pat Lake (#15), Claire Nettleton (#7)

The meeting was held via Zoom.
Clint called the meeting to order at 6:38 PM.

Treasurer's Report:

Checking: \$11,052.18
Reserves: \$55,686.77

Clint inquired about the cash flow trend per year. Michael noted that for the last three years, the cash flow trend has been negative due to unanticipated damages incurred by the 2024 ice storm and various other projects.

But that trend should reverse this year because of prompt payment of monthly maintenance fees and the special assessment. Year end reserves should be easily within recommended levels, provided nothing drastic occurs in the meantime.

Michael will review the financial situation in greater detail with Clint. Clint recommends establishing a budget. This can then be used to govern costs allocated to repair projects. This will help insure a consistent positive cash flow.

Old Business:

- Damaged Shrubs along Incoming Driveway
 - *Nicole Spencer from Noble Root reviewed the affected elements, took notes and photos. The replacement of the presently damaged shrubs would be done in two phases. She provided a quote of \$8250 for the first phase (removal of present shrubs).
 - *As desirable as this project would be, more urgent problems with the sewer line and the drainage issue between Units #14 and #15 will need to take priority.
 - *For the sake of enhanced security and privacy at Unit 21, Clint suggests a strategically placed fence until the shrub issue can be fully tended to.
- Water Pooling (Units #14 and #15)
 - *The problem was originally reported as water pooling towards the back of Unit #15 originating from run-off from Unit #14.
 - *The homeowner contacted D&H Construction (a spin-off of Rock Solid, a contractor familiar with our property). A quote of \$2100 to remediate this problem was supplied.
 - *But the problem has since expanded to water pooling along the entire length of the side of Unit #15.
 - *D&H Construction and Drainage Masters have been contacted about this larger scale aspect, but only Drainage Masters has responded. Drainage Masters provided a quote of \$5,748.08 to address the larger issue and its root causes
 - *Clint recommends getting one more contractor quote before committing to this project. Pat will pursue this and report back.

Old Business (cont.):

- Broken Hideaway Address Sign

*Clint has contacted a local contractor, who supplied a photo of a tentative design. He offered to do the job for \$800.

*Text on the sign could be something like:

Hideaway Condominiums
12415 NW Haskell Ct
Private Drive

*The exact choice of text, font, and background color will be optioned via an email to interested homeowners.

*Meanwhile, Michael had contacted a contractor for a separate problem regarding his front stairway. A stairway post needs to be re-secured in position. Since this task resembles that of the new Hideaway sign installation, this contractor might be well suited for this aspect of the project. If so, Michael will obtain a quote from him.

*An additional suggestion was to spread mulch around the posts when the new sign is installed, plant flowers and equip the sign with a solar light. This could be done for less than \$100.

- Upper Sidewalk and Driveway Repair

*Michael has contacted seven contractors for this project. Only one has responded. This one has a good reputation.

*Note that there exists a Wahington County Grant Program that will reimburse repair projects up to \$2000 depending on the scope and other details of the project. There is a six-step process to qualify for this Grant Program reimbursement.

*The County requires a "Right of Way" permit among other things. They also require us (the customer) to supply three contractor bids. Michael has an older \$8500 bid that he can quote. Nevertheless, he offers to obtain 3 contractor bids within the next two or three weeks.

*The one contractor that visited the site described the job details:

*Full replacement of the concrete will cost \$8000 (of which \$2000 could be reimbursed from the County if certain conditions are met).

*The replacement will consist of 6 inches of concrete overlaying a 4 inch substrate of gravel.

*For access purposes, only one side of the driveway will be done at a time. It takes 5 to 7 days for the concrete to cure. Since two sides of the driveway are affected, this will be a two-week process at minimum.

*This project can be squeezed in among his many others within the next month or two.

*The cracks in the adjoining road surface are not part of this project. The road asphalt is the County's responsibility. As far as we understand, the concrete replacement will not extend into the road asphalt. But this last fact might need to be confirmed.

*Another note: In the "New Business" portion of these notes, mention is made of an upcoming Sewer Line repair project. It is important that this Sewer Line project be completed before the sidewalk is repaired. Otherwise, there is going to be a heavy equipment access problem. Also, it is conceivable that this sewer line contractor might be capable of doing the sidewalk repair project. (We will see.)

New Business:

- Arborist Assessment of Trees Affecting Units 13 thru 23
 - *The assessment done by contractor Teragan last year focused on the trees behind Units 1 thru 12. A similar assessment is being requested for the remaining Units.
 - *Michael has contacted Teragan about this. They quote a bid of \$225/hour. Michael will re-connect with them to set up a definite appointment date and time.
- Obstruction in Sewer Line
 - *The recent sale of Unit #1 identified a root ball obstruction in our sewer line between Units #3 and #4. Immediate remediation is required.
 - *Clint has collected two quotes thus far:
 - *Environmental Watch \$5400 Not much explanation of project specifics.
 - *Alpha \$5597 Very complete explanation of project specifics.
 - *They would do another scope of the affected line.
 - *They would pressure wash ("hydro drill") the asphalt to expose the affect pipe.
 - *They will install a new line.
 - *They will then restore the asphalt cover.
 - *They require a 50% deposit. They are available by July 22nd.
 - *Their plan will not require replanting any bushes or trees.
 - *Clint will obtain a 3rd contractor quote before proceeding. This will be a prioritized project.
- Pruning of Foliage along the THPRD Foot Path
 - *We have been notified that the Clean Water agency will be pruning the bushes along the paved path behind Units 13 thru 20. When they did this last year, they drastically reduced the height of the bushes.
 - *Cameron at THPRD was contacted about this. Can the bush heights and densities be maintained for the sake of Hideaway security and privacy? Cameron says that he will contact the Clean Water agency with this request.
 - *Pat offers to be present when the pruning crew arrives on June 9th. She will request that they prune where necessary but leave the bush height and density intact wherever possible.
- Project Priority
 - *These projects will be entered into the Repair Chart as follows:

Project	Priority	Cost (Est.)	Status
Sewer Repair	#1	\$5600	Clint will obtain 1 more bid
Sign Repair	#2	\$800	Clint will obtain 1 more bid
Water Pooling (#14)	#3	\$5500	Pat will obtain 1 more bid
Driveway/Sidewalk	#4	\$8000	Michael will obtain 2 more bids
Total		\$20,000 (roughly)	

The meeting was adjourned at 7:31 PM. The next Board meeting is scheduled for Tuesday, August 12th, 6:30PM.

Guy Silvestri