

Brownstone at Issaquah Highlands HOA
Board of Directors Meeting
Monday August 15th, 2022
Online Meeting

Board Members in Attendance: Brian Neville, President; Ray Sich, Vice President; **{Note: Secretary position is vacant}**

Others in attendance: Rich Sand, Morris Management

Absent: Yit Tisoni, Treasurer, Mark Bennett, Marni Kilzi

Homeowners in Attendance: None

Homeowner Forum

- None

Call to Order

- The meeting was called to order at 7:05 PM

Approval of Minutes

- Not currently part of the process, will resume when Secretary position is filled

Treasurer's Report

- Board discussed the July financials. Nothing unusual noted.
- Past Due HOA Dues – All short term or in active collections.

Manager's Report

- Landscaping – Ongoing work with Premier to remedy irrigation issues, especially around the maze and the central tree. Until irrigation questions are answered, no investment to replace the maze or the tree at the center of the complex (which does look slightly healthier after pruning).
- Four Year Warranty Work – Continuing work and further conversation with Jennifer at Taylor Morrison, with follow-up around the issues around the caulking touch-up. A proposal was put forth to Taylor Morrison
- Pressure Washing – Completed last week within the approved \$20K bid for full pressure washing of the community including all porches and driveways (usual annual cost is ~\$5K for sidewalks only). Intent to do full pressure washing of concrete every 5 to 6 years when moss build-up becomes substantial. Note the quality was overall excellent. One window/door was broken but will be fixed under the pressure washing company's insurance.
- Homeowner notices – Rich walking the community this week and then will provide preview of letters, expected related to garbage cans not being stored in garage as the most prevalent continuing issue.

Prior Business:

- Annual meeting confirmed will be scheduled Monday September 26th, (Rich is going to visit tomorrow at Issaquah Highlands Fire Station with hybrid option, but not promised)
- Community Newsletter – Marni agreed at the previous meeting to take on and will provide a draft when ready. Goal will be to have a regular cadence (quarterly or semi-annually ideally)

New Business:

- Landscaping – Rich will ask Premier to comment specifically on irrigation around the tree and maze and report back.
- Note Brian will be sharing at the September annual meeting that he will be rolling off the board with next year's return to standard timing of the annual meeting in April '23

Next Board Meeting:

- Next regular HOA board meeting will be scheduled for October, with the Annual Meeting set for September 26, 2022 @ 7PM (anticipated at the Iss Highlands Firehouse)

Adjournment:

- Meeting adjourned at 7:35 PM
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Minutes submitted by Brian Neville, President, Brownstone at Issaquah Highlands Condominium Association