

**Renton Ridge Board Meeting  
Tuesday August 28, 2012, Cabana**

Board of Directors:

Mark Denton, President  
Derek Benefiel, Member at Large  
Betty Park, Member at Large  
Scott Margerum, Treasurer  
Stephanie Cram, Secretary

Call to order 7:01pm

Attendees: Mark Denton, Derek Benefiel, Betty Park, Scott Margerum,  
Stephanie Cram, Nancy LeMay

Delinquent Report Review

Treasurer's Report

|                           |                     |
|---------------------------|---------------------|
| Operating Funds           | \$ 23,441.98        |
| Security Deposit          | \$ 6,365.13         |
| Maintenance Reserve Funds | \$ 397,521.34       |
| Insurance Reserve Funds   | <u>\$ 10,000.34</u> |
| TOTAL                     | \$ 430,963.66       |

Manager's Report

Nancy LeMay

1. Projects
  - a. Mark presented estimate/proposal from Davey's Tree Service for trees behind E building and additional issues on property. Approved Priority 1 items for \$5040 for now; approved Priority 2 items for 2013.
  - b. Sure Vent Dry Vent Cleaning; unit in C building needs drywall; two units have not been home for repair, letters sent to them and we will enter via locksmith to repair.
  - c. Pressure reducing valves complete for C & F buildings. Other buildings to be completed.
  - d. Detailed listing report – down to 17; will move to \$75 fine
2. Projects – long term
  - a. Siding project – Pending
  - b. "G" Building Retaining Wall – pending
3. Letters: reviewed letters sent out to unit owners
4. Reviewed homeowners issues
5. Bid from Blue Grass Landscaping for \$711.75 for irrigation timer: need more information before moving forward.
6. Invoices for August 2012 – invoices equal \$22,645.57; \$23,826.76 in operating. Approved to pay reserve loan of \$6750.
7. Jason of D&J Cleaning – send 30 day notice on Greg's first day.

8. Duncan/Heather opened an account for HD Supply for Renton Ridge – need an on-site manager to open an account
9. Request information for banks regarding loan for LP Siding: on hold until ready to move forward
  - a. Judy Nordstrom – Alliance Association Financial Services
  - b. Shanelle Prepotente – Foundation Bank
  - c. Heidi Koenigsman – Columbia Bank
10. Backflow inspection – sent to Cross Connections
11. Lawsuit dated 12-31-2010 – order boxes from Renton Ridge
12. New business
  - a. Board voted over e-mail to approve the hiring of new onsite maintenance manager Greg. Derek will be directing Greg's work
  - b. Sprinklers – dry system goes on and off; Mark to follow up
  - c. Reviewed taxed audit & signed
13. Executive session to discuss siding project – voted to set up meeting with Martin in to look at our options moving forward