

Minutes of the Lakeside Village Combined Committee Meeting

January 11, 2012 at 7:00PM

1. Introductions/Role Call -

Committee Members	Committee	Present	Absent
Stephanie Dunning (516)	M&G	X	
Bob Hester (531)	C	X	
Jim Johnson – Board Rep (324)		X	
Dorothy Montgomery (325)	M&G	X	
Michelle Moodie (211)	C	X	
Nancy Nolan (111)	M&G	X	
Tom O’Keefe (313)	C	X	

Roland Draughon – Home Owner (532)

Frank Slattery – Home Owner (523)

2. Maintenance and Grounds (M&G) Issues –

a. Follow-up from last meeting –

The November 2011 Action Item Tracking Sheet was reviewed. Members were happy to see that several projects had been completed.

b. Reserve Study –

I informed the Committee that the new Study had just been presented to the Board and that they would review it at the November Meeting. I informed the Committee that several items, including windows, had been removed from the Study.

c. Fire Alarm System –

The Committee had a lively discussion concerning the alarm system and its cost. Members indicated that they would like to have more information on the types of systems (i.e. wired and unwired). In addition, they would like to see more than one bid before committing funds for our fire alarm system. To that end, some home owners have formed an “ad hoc” committee to view systems installed in other condominium complexes in our area. One complex has been visited (see attached) and other visits are being planned.

d.. New Items –

- 1) The Property Manager's Maintenance Worksheet was presented to the Committee.
- 2) The January 2012 Action Item Tracking Sheet was annotated (see attached).

3. Communication Issues –

- a. Follow-up from last meeting – No items were discussed.
 - b. New Items – No new items were presented.
4. Community Watch Status – Dorothy presented the results of her and Bob's visit with the Federal Way representative. It was agreed that the project should move forward. A presentation to residents at a future meeting would be the next step.
6. New committee members – It was noted that we still need new Committee members from Buildings 1,2 and 4.
7. Adjourn – The meeting adjourned at 8:45PM.

Submitted by Jim Johnson

2 Attachments:

January Action Item Tracking Sheet
Ad hoc Committee Letter

Lakeside Village Maintenance & Grounds Committee
Action Item Tracking
January, 2012

Date Added	Name/ Task	Board or Committee Priority	Estimated Completion Date	Workorder Issue Date	Property Manager Status	Date Complete
11/9/2011	Dripping faucet between 111 & 112	H		1-Jun		
11/17/2011	Gutter Screens Bldg 5	H			Bid from Leafless, tabled	
12/8/2011	Anti-skid paint on bridge	H				
12/8/2011	Fence post by bus stop leaning	H				
12/8/2011	Fire alarm system (letter to members about vote)	H				
12/11/2001	Some gutteres reported leaking/stopped up. Will be checked by Committee during next rain.	H				
11/9/2011	Main Entrance Lights (Various)	M				
11/9/2011	One Additional Walkway light	M				
11/9/2011	Reserve Study Update	M	12/13/2011	9/28/2011		
11/9/2011	Paint storage room doors	M		10/22/2011		
11/9/2011	Window specifications	M				
11/9/2011	Open cable box outside of 113	M		1/2/2012	To Comcast, ticket #CR 274899954 (Box still open 01/11/2012)	
12/8/2011	Cabana front door needs weather stripping	M				
1/9/2012	Unevent Concrete Bldg1/2	M				
1/11/2012	Trees need trimming (various)	M				
11/9/2011	Fire alarm system install	S				
11/9/2011	Hot Tub repairs	S			Currently not budgeted for 2012, the association has insufficient funds at current funding level	
11/9/2011	Repaint speed bumps	S			Should wait until spring & warmer weather	
11/9/2011	Cabana Stove (working per Frank, but needs cleaning)	S				
11/9/2011	Cabana Counter Top Edge Repair	S				
12/11/2012	Fence post by bldg 5 too short	S				

Priorities

High = As soon as possible

Medium = Within a month

Schedule = When funds and scheduling permit

IFC Fire code compliance requirement

Re: Visit to Liberty Lake Condominium on 1/4/2012

Attending: Roland Draughon, Dion Raymond, Frank Slattery and Stephanie
Cater, Liberty Lake Property Mgr.

Purpose: The "Ad Hoc" committee above was established. It was found that Liberty Lake Condominiums had this compliance requirement accomplished during 2011 and were happy to provide information about their project which is as follows.

Data on Liberty Lake Condos:

Total units	150
Number of buildings	8
Cost of Fire alarm system	\$ 65,000
Additional: New elec. Panels	\$ 30,000 (see below)
Cost per unit (\$65k/150)	\$ 433 (\$ 409 per contractor)
Alarm pulls per stairwell	1 (1 st floor locations)
Contractor Selected: Allwire Electric - Seattle (206-935-6100)	

Owner manager: Jeremiah

Duration of Project: approx. 3 months - (August to October 2011)

General: The main electrical panels in at least 2 buildings had to be replaced due to current code requirements and structural damage found during the initial inspection. (contractor and Kingco fire marshall) This inspection must be accomplished prior to any contracting work commencing.

Stephanie said that an extensive amount of work and many meetings of the Board were undertaken prior to making the decision to go with Allwire. She said they were very happy with this choice as the contractor was always ready with helpful ideas, information and good general support. This was Allwire's first installation outside of commercial buildings and the quality was excellent according to King County inspectors.

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