August 31, 2026 Meeting – draft minutes

Board Members present: David Brady, Scott Shurtleff, Laura Miller

Other owners present: Joel Glick, Emily Polanshek, Evan Belknap, Harriet Cooke, Sharon VanSickle-Robbins, Lily Watkins, Syd Newell, Connie Pullen, Bill Pullen, Mary Lou Haas, Jay Brewster

Minutes taken by Laura Miller

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Call to order

- David called the meeting to order at 7:02 p.m.

Landscape committee

- This agenda item was about the temporary fence at 3867, though the discussion was more wide-ranging. Lily gave close to an hour of testimony about ongoing issues with dog waste, rules violations, and lack of enforcement. For the immediate issue at hand with the fence, there was agreement among the board to place the existing temporary fence on the deck so as not to protrude into the Common space.
- Wildfire mitigation risk / sprinklers: With the recent rain – and in the interest of time – this topic was skipped.
- Native plantings: Planting party expected to take place on November 14th.

Approve minutes from last meeting

- Minutes from the June 1, 2026 board meeting were approved. Laura moved to approve and Scott seconded.

Financial Update and Reserve Study

- Financial update: Overall we're in good shape with the operating budget and currently have a $30k surplus. We are under budget on most line items except for insurance and management fees. The latest financial report is available on the AMS-NW portal.
- Reserve study: Scott accompanied someone from Schwindt for the on-site reserve study. There was one concern noted about the concrete steps in the pool area (between the pool house and the pool itself). Overall, Schwindt was impressed with the maintenance and improvements underway. We are expecting a draft of the report within the next couple of weeks.

Update about supplemental maintenance

- Drainage path behind the upper units has been completed.
- Roofs: At the time of the meeting, 5 of 8 buildings had been completed, with three remaining. Aylwin does not plan to work on Wednesday-Thursday this week because of the weather forecast. There is the possibility of working on Saturday if residents are okay with that.
- Painting: We will have a painter come out to do touchups on the eaves where roof work has been completed. This is approximately $16k and was not factored into the original budget.
- Roadway work is expected for later in September. PMI replaced some broken curbs with wheel stops.
- There was some discussion of replacing existing wood decks.

Update about rebuild of 3895-3897

- To date, approximately $1.4 million has been received, and there is a possibility of another $30k-50k for other line items.
- The rebuild is expected to be completed by mid-November.
- Rough-in done, waiting for approval /inspection before moving forward with insulation.
- The only thing outside remaining to do is replace the landscaping (plantings/tree replacements).
- NW Natural: we're waiting to hear when gas line will be put back in, probably a few weeks from now.

Proposal to form a rules committee

- David proposes to reinstate the rules committee. Laura seconded the motion. People on the call who expressed interest in participating: Syd, Mary Lou, and Sharon. Other volunteers are welcome.

Invitation from other committees to share updates

- N/A

Pool update

- Pool is still open, but with the weather turning to fall, we'll need to eventually plan to close the pool for the season.

Owners' forum / other business

- People appreciated the opportunity to socialize and celebrate the completion of the siding project.
- Mary Lou suggested that the board consider an in-person annual meeting.

Adjournment

Meeting adjourned at 8:27 p.m.