

Minutes for December 11, 2008 Parkside Board Meeting

Meeting Time: 5:30 pm

Location: Tom Johnson's house, 4208 Shelby Court

Board Members :	Present	Guests:
Tom Johnson	x	
Rob Huntley	x	
John Lindsay	x	
Paul Sund	x	
Mitch Everton		

Approval of Minutes

The minutes of the regular meeting held November 12th were approved and posted to the website.

Secretary/Treasurer's Report:

The checkbook balance as of November 28, 2008 is \$5,499.77.

The money market account containing the reserve has a balance of \$4,180.44 as of November 28, 2008.

The approved 2008 operating budget is \$11,870.48; leaving \$1,079.52 at year end for additional reserve.

The budget as of November 28, 2008 has a forecasted positive variance of approximately \$1,870. See 2008 Cash Flow for details. Summary as follows:

\$350 Maintenance: Renegotiation of Simply Yards contract.
\$200 Maintenance: Reduced from September due to drainage repairs
\$700 Maintenance: Common area improvements less than budgeted
\$300 Annual Meeting (no expenses were incurred)
\$200 Utilities: High rainfall this year has reduced expected water expense
\$120 HOA Insurance over budgeted
\$1,870 Total

Water expense for next year will be greater due to commercial rates instituted in 2008.

Need to add "Reserve" to the name of the reserve account at the bank to further differentiate it from the operations account. – **Huntley**

Old Business

New Board Member needed

John Lindsay will be retiring from the Board after the annual meeting in January. The Board will make inquiries for new candidates. Homeowners interested in serving on the Board should contact a Board member.

Inquiries were made by the board and one candidate was identified. More inquiries will be made. An email will be sent to the Homeowners for additional candidates. – Johnson

The result of the email inquiry was the addition of another candidate. Since one position is open for next year, the candidates will be contacted to see if one can wait a year for the next opening. If not, a vote will be scheduled at the annual meeting.

Budget Planning

Need to reformat budget (simplify) and send to the Board for input. – Huntley

The adjusted budget was accepted for communication at the annual meeting.

Need to contact the insurance to verify rates are not anticipated to increase in 2009. – **Huntley**

Need to conduct a survey to determine the condition of the mailboxes. – Sund/Lindsay

The survey was completed and about 67% were in disrepair. Estimates for replacement are as follows:

Labor quote: \$2,200

Material quote: \$1,300 – \$5,000 depending on quality

Mailbox station staining – (included in labor quote)

The Board agreed to budget \$4,500 for materials and labor for the mailboxes.

Fix brickwork in entrance – Johnson/Sund

Some decorative bricks are loose. The contractor recommended to repair these with a structural adhesive. The Board agreed to defer any improvements to the brickwork until 2010.

Proposal is to budget a maximum of \$4,500 for these repairs and have a target of \$7,500 for the reserve.

Agenda items for Annual Meeting

A draft letter and agenda for the annual meeting was presented. Feedback was provided and changes will made for review at the next meeting. – Johnson

The letter and agenda were approved by the Board. **Item Closed.**

New Business

Request for City Electrical Service

A resident proposed that Parkside be included on the City electrical grid versus the "Whidbey" grid. -

Tom Johnson will review the proposal with the city.

The next regular Board meeting will be held at Rob Huntley's house, 2219 Lake Park Drive, at 5:30 PM on January 13. All Residents are welcome to any board meeting.

DRAFT Meeting rotation schedule for 2009:

January: Huntley

February: Everton

March: Sund

April: TBD Board Member

May: Johnson

June: Huntley

July: Everton

August: Sund

September: TBD Board Member

October: Johnson

November: Huntley

December: Everton