

2-20-26

Thank you everyone for participating in the 2026 Annual Meeting. For those of you who were unable to attend in person, draft meeting minutes will be posted in the next week to the www.nfhomeowners.com website. The two owners elected to the Board last night are Barbara Peterson (H4) and Tina Roush (K6). Thank you to each of the candidates for their willingness to serve our community.

In the next month, Quorum will be mailing out for your review, the proposed Restatement of our Bylaws as prepared by attorney Stephen Smith. Please watch for this in your mail as it will outline proposed changes and include your voting material.

Upcoming Meetings:

Noble Firs Disaster Preparedness meeting

Monday, March 9, 6pm - 7pm at the clubhouse.

Join us for a light dinner of vegetarian chili, salad and cornbread.

There will be reports from residents who researched questions and needs, review building captain job description, and discuss next steps.

Co-chairs: Vonnie Breidenstein (C4), Sara Camp (G4), Lilah Fineman-Karp (C3)

Crafting Group

The Crafting Group meets every Wednesday evening, 7pm - 8:30pm, in the clubhouse. Any craft is welcome.

3-2-26 7pm Social Committee

3-9-26 6pm Disaster Preparedness Meeting

3-12-26 7pm Board Meeting

3-19-26 7:30pm Homeowners Meeting

2-8-26

Hello Homeowners,

Our Annual HOA Meeting is set for Thursday, February 19th, at 7:30 pm.

Please note we have an additional candidate, Andrew Burkhardt (H-3), for the Board of Directors Elections. Updated Candidate Bios and Ballot Form are attached for your review.

Thank you.

Upcoming Meetings:

2-12-26 Board Meeting, 7pm Clubhouse

2-19-26 Annual HOA Meeting, 7:30 pm Clubhouse

2-12-26 Board Meeting Agenda

7:00pm - Call to order

Roll Call

Approval of January 15, 2026 meeting minutes

Reports

Treasurer's Report

CD Renewal

Maintenance Report

Landscape Report

Old Business

Bylaws Restatement

Amendment to Articles of Incorporation

Chimney Interior Inspection

Building Siding Repair/Reclad

New Business

Restatement of Declarations

Rules and Regulations Update

Draft Employee Handbook, Sick Leave Policy

Maintenance Tracking Discussion

Annual Meeting Prep

BOARD OF DIRECTORS ELECTION BALLOT

NOBLE FIRS ANNUAL MEETING

THURSDAY, FEBRUARY 19TH, 2026

7:30 P.M. CLUBHOUSE

Name and condo address:

Percent of ownership: _____(we will fill this in for you if you do not

know) If you want to know your percent of ownership in the HOA, please contact

Quorum.

Vote for two candidates

_____ **Andrew Burkhardt**

_____ **Mike Cordova**

_____ **Barbara Peterson**

_____ **Christine (Tina) Roush**

_____ **Write in candidate:**_____

We have a secure ballot/proxy box in the clubhouse (pool table room). You may

also email your ballot/proxy to gborgdal@quorumrealestate.com or mail to Quorum Real Estate 3227 NE 125th Street, Seattle, WA 98125.

If you prefer to have another owner vote for you, the attached proxy needs to be

filled out and provided to the owner who will vote on your behalf.

Remember, we need 60% of the ownership ballots and/or proxies turned in to

validate the election. Please fill out your ballot and or proxy before February 19th.

Thank you.

2026 Candidate Bios

Andrew Burkhardt (H-3)

My name is Andrew Burkhardt & I live @ Noble Firs, Unit H-3.

Some of you may know me from the homeowners meetings (I feel like I always have the most questions

re line items on the yearly budgets...apologies to Barbara)...

My family has lived @ Noble Firs from the beginning (!)—my grandparents (YD & Elsie Kim) moved in

1973, & after they passed away, I eventually decided to buy/ move to NF, & have loved the community

& peaceful environment here from childhood...

Career-wise, I'm a model agent for the largest agency in the NW, so I spend my days managing

schedules, arranging travel, & negotiating rates & contracts...On the side, I design clothing, am a

sometimes avid biker/ hiker, & am a catdad (x2).

As I've made my life here @ Noble Firs, I would love the opportunity to serve on the HOA Board & would

appreciate your vote/ support...

Thanks—Andrew

Mike Cordova (D-4)

71 years old.

Grew up in Mountlake Terrace

We own a company in Mountlake Terrace; CESCO Medical since 1981.

I have owned a few homes over the years starting in 1978.

Purchased our condo in March of 2024.

I was member and president of the HOA at Tulalip Shores, Marysville. We also have a home at Tulalip

Shores.

I am fiscally conservative and believe in saving for the future. I am also a businessman that has survived

for 45 years.

Barbara Peterson (H-4)

Greeting neighbors!

I am a six-year resident of Noble Firs now completing a 3-year term as the HOA board treasurer. I am

seeking re-election to build on what I have learned for your benefit. While treasurer, I have sought to

raise our Reserves income, improve financial transparency for owners, work with Quorum to clarify

accounting records, assist board colleagues with current and historical financial data, and fulfill my general board responsibilities. Post Covid, compounded by our 50+ year infrastructure showing its age, has been a challenging time for costs. We face decisions about projects with significant financial implications. I hope my collective experience will be of use to the board and Noble Firs owners as we work through these issues together. Thank you for your consideration.

General background: I'm a Seattle native and a 1965 Nathan Hale graduate with two University of Washington degrees (math, MBA). My career began as a high school math teacher and ended it as treasurer/business administrator for a private early childhood learning school. I have served on multiple community councils (president - Montlake and secretary - Eastlake, Lake City), as an at-large member of Lake City Community Center board, to establish two Seattle parks, on church administrative boards/committees, as an elementary and high school PTSA president, and as a Seattle School Board Director 1999-2003. For over a decade, I was treasurer for the property management board of a UW living group and am currently treasurer of a private scholarship granting foundation.

I enjoy travel, the outdoors, musical theatre, gardening, genealogy, and connecting with family and old friends. My husband Warren and I have two daughters and a son-in-law plus one grand dog in Seattle.

Tina Roush (K6)

Hello, my name is Tina Roush. In 2023, I moved to Noble Firs and, last year, was chosen to serve out the

final year of Judith Rickard's term serving as the HOA vice president. I recently retired from the Biotech

industry where I worked as the scientific supervisor for lab projects and interfaced with customers and

legal consultants. Though not a native Seattleite, I grew up here and have lived here most of my adult

life. My hands-on construction background includes fully renovating a 1909 Craftsman home and

participating in post-Katrina house reconstruction projects in New Orleans. In my free time I enjoy

volunteering at the food bank, teaching ESL, gardening, crafting, walking, and travel.

I love being involved and I love the community that exists at Noble Firs, and to me it is important to give

back to my community. I would appreciate being able to continue working to support this wonderful

community and help it continue to prosper in the future.

1-22-26

Hello Everyone,

Disaster Preparedness Meeting: Vonnie Breidenstein and Lilah Fineman Karp are hosting a Disaster Preparedness Dinner Meeting in the clubhouse on Sunday, January 25th, between 5pm - 6:30pm. Please call or send Vonnie an email if you are planning to attend so they have a headcount for preparing dinner. Vonnie's contact information is:

PH: 206-778-1875

Email: Vonniesbreidenstein@gmail.com

Upcoming Meetings: Held in the clubhouse

2-03-26 7pm - Social Committee (all are welcome)

2-12-26 7pm - Board Meeting

2-19-26 7:30pm - HOA Annual Meeting*

***During the first week of February, look for your copy of the annual meeting packet in the mail. This will include bios for prospective board members and your ballot.**

1-18-26

Hi All,

Recology missed our regular Friday garbage pick up and the large dumpster in the 17th Ave corral is overstuffed. To complicate matters, tomorrow is a holiday so there is delayed service all next week. The missed pick up has been reported, but no guarantees the individual bins will be picked up on Tuesday.

Do not bring any more items to the large dumpster until after it is emptied on Tuesday.

Thank you,

NFHA Board

1-15-26

Hello Everyone,

A vehicle was reported stolen from L Carport last night. This occurred sometime between 7pm and when the vehicle was discovered missing this morning. Police were promptly notified by the owner. In addition, a 2nd officer advised there is a white vehicle parked outside our gates on NE 143rd which was reported stolen.

Please be aware of your surroundings on campus. Call 911 if you encounter suspicious activity.

As an aside, it was noted today there are 15+ vehicles on our property with expired or missing plates: 12 with expired tabs, 2 with missing month tabs, and one with missing plates. Please take the necessary steps to bring these current per our Rules and Regulations.

Thank you,

NFHA Board

1-13-26

Hello Everyone,

The next Board meeting is scheduled for Thursday, January 15th at 7pm in the clubhouse. Note, the Board will be in executive session until approximately 7:45 pm.

Sue

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January 15, 2026 Board Meeting Agenda

7:00pm - Call to order

Roll Call

Approval of December 11, 2025 meeting minutes

7:10 pm - Move to Executive Session

7:45 pm - Return from Executive Session

Reports

Treasurer's Report

Maintenance Report

Landscape Report

At Large - Elections Committee

Old Business

Proposed Restatement of Bylaws - status

Amendment to Articles of Incorporation – status

B-6 interior painting

Fisk Construction Proposals

New Business

Fireplace/Chimney inspection and cleaning

Other?

Adjourn

1-2-26

Happy New Year Everyone,

A big thank you to our Social Committee and attendees for putting together another terrific holiday party. With your generosity, Barbara and Howard delivered 102lbs of food donations to Hope Link of Shoreline.

Drain work continues: Sewer Friendly installed two new clean-out access points this week: one along the foot path near the corner of G building; and a second on the east side of the lower pond. The next steps are to scope and clear the remainder of the main line and finally, to tackle the blocked downspout feeder lines at G, H, J and K.

As Travis communicated at the onset, there are a number of unknowns contributing to the drainage issue. The southwest corner drain at K building is completely blocked. Excavation at this site has revealed this drain is no longer, or may never have been originally designed, to connect to the main trunk line. The decision on how best to move forward with resolving this emergent issue is contingent on what the camera scoping reveals next week.

Mike and his crew have spent considerable time and effort excavating down and around blocked downspout drains so they are now accessible for jetting. Once cleared, the downspout drains will be brought back up to the surface to prevent soil and debris from entering the system and will be backfilled with drain rock. Thank you Mike!

Again, we appreciate your patience as we work through this process, especially to those of you who are directly impacted by the ongoing construction.

Bylaws Restatement: Our HOA attorney has prepared a draft restatement of our bylaws. The draft restatement will be mailed out to Owners for review. A vote by the Owners to accept or reject the draft restatement will be held at the annual meeting on February 19, 2026.

Parking Reminder: Parking on campus continues to be a challenge. Guests and business invitees may only park in a space marked as 'guest'. No one wants their vehicle towed so please ensure you communicate this to your invitees or make private arrangements in advance with your neighbors.

Fall/winter Housekeeping Reminders: Planters and pots near entries require a saucer beneath them to prevent water seepage. Placement must allow free access to handrails and not impede access for emergency services. Building exterior regulations require sunshades on decks and patios to be dark brown, please, no plastic sheeting. To prevent water damage, planters and pots on decks must be placed on platforms allowing circulation beneath them. Please remove any rugs, etc. hanging from deck railings as these are not permitted.

January Board Meeting Date Change: The next board meeting will be Thursday, January 15, 2026, 7pm in the clubhouse.

12-16-25

Hello Everyone,

We have some positive news to share. Sewer Friendly was able to clear the blockage in the upper campus drain lines on Friday. There is still some debris (rocks, sand, etc.) sitting in the line which they could not reach with their hydro jets. We are reviewing proposals to create two new clean-out access points along the main drain line between H & J buildings and the lower pond. This will facilitate clearing the entire length of that stretch of the main trunk line. So far, we have seen some slight bending in the line which is to be expected after 50 years, but no evidence of broken or collapsed pipe which is good news. Mike has cleaned and repaired the pond pump so it is ready to go back online after the drain work is finished.

Meanwhile, Mike, Travis and crew are addressing the separate, recurring drain issue at J building. This involves trenching out old French drains, replacing them with new pipe, installing new clean-outs and tie-ins back to the main line, then back filling with drain rock. Once the work is complete, Maggie's team will work to restore the area landscape.

This has been a long and arduous process, complicated by heavy rainfall. We appreciate everyone's patience while this necessary work continues.

Your NFHA Board

12-8-25

Greetings:

A few quick updates for you:

Drains: Sewer Friendly is scheduled to return this Wednesday to continue work on the blocked, main drain line serving the north campus. Sewer Friendly cleared 100' of line from the catch basin located near L building, as they worked their way north toward J and H buildings. They will start Wednesday at the new clean-out points created between J and H buildings, and work their way south. The blockage is situated somewhere along this remaining 250' stretch which runs directly under the upper ponds.

Pond Pump: Mike has repaired the pond pump. The pump will go back on-line once the drain issue is resolved. Note, the water levels in the ponds are low due to predicted heavy rainfall this week.

Envelope Study Building Reports: Sound Exterior's inspection reports for each building along with their recommended List Of Priorities are now posted on our www.nfhomeowners.com website. We are awaiting the pricing bid which is due mid-December.

Vehicles with expired tabs and/or missing plates: There are several vehicles parked on campus with expired tabs or missing license plates. Our Rules and Regulations restrict parking to operable vehicles with a current license. We ask that you take the necessary steps at this time to ensure your vehicle is properly licensed.

Upcoming Meetings: (Held in clubhouse)

12-11 7pm Board Meeting

12-21 3pm - 5:30pm Holiday Party

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December 11, 2025 Board Meeting Agenda

Agenda

Call to order 7:00 pm

Roll Call

Approval of November 13, 2025 meeting minutes

Move to Executive Session

Return from Executive Session

Reports

Treasurer's Report

- CD renewal

Maintenance Report

Landscape Report

Old Business

Restatement of Bylaws Draft

Rules & Regulations Update

Amendment to Articles of Incorporation

C5 kitchen exhaust fan

New Business

G2 heat pump and electrical work request

Other?

Adjourn

11-23-25

Hello Everyone,

The gutter cleaning crew will be here tomorrow 11/24 and Tuesday 11/25 to clear the roofs and gutters on our buildings and carports. At the same time, the crew will be securing a few gutters that are pulling away from the fascia board. Be mindful of falling leaves and debris.

We also have a drain crew starting Tuesday 11/25 to tackle the blockage(s) in the main drain line serving the entire upper campus.

This is a holiday week so garbage/recycle/yard waste service are delayed one day. We have experienced issues with holiday collection service this year. If individual bins are full, take your bags and flattened boxes down to the main corral on 17th.

Thank you for your understanding as we work to clear the gutters and drainage system.

Sue Rasp

11-21-25

Greetings:

Thank you to everyone who was able to attend the annual budget ratification meeting last night. The 2026 proposed budget increase of 9% was ratified at the meeting. Quorum will be sending information regarding individual units' 2026 dues which will go into effect on 1-1-2026. A big thank you to Howard and Barbara Hubbard for clubhouse set up and cleaning and to Judy Felch and Jenny Cotton for officiating.

Security: During the meeting, we were informed that sometime between the 7pm gate closing and 8pm, an unknown individual took bolt cutters to the

padlock and chain securing the NE 143rd vehicle gate. Mike immediately installed a new lock on the gate to secure it. This is the second security related incident reported in the past week. On Sunday Nov 16th, late afternoon, an unknown individual randomly shut off the water supply to J building (J2/J4/J6). These reports are a reminder to be aware of your surroundings and to not leave valuables in vehicles or left outside your residence.

Drain Line: Tuesday, Nov. 25th, a plumbing crew will be working on the upper campus drain line blockage.

Gutters: We are also scheduling another round of gutter cleaning. Dates TBD.

Wishing you all a safe and happy Thanksgiving.

Your NFHA Board

Upcoming meetings (held in the clubhouse):

Dec. 11, 7pm Board Meeting

Dec. 21, 3pm-5pm, HOA Holiday Party

Jan. 25, 5pm-7pm, Disaster Preparedness dinner meeting

11-17-25

Hello Everyone,

As many of you are aware, during the recent heavy rains, we experienced flooding along the west side of the lower pond near G building. There is a

major block in the main north/south trunk of the drain line which runs diagonally from between H and J buildings down to the south end of the lower pond. Water has subsequently been observed backing up from downspouts at buildings G, H, J, K and L. A temporary sump pump was placed in the drain access box between G1 and G2 patios to bypass the blocked line while we contracted Best Plumbing to investigate and clear the blockage which was found to be out of reach of their equipment. Friday, as a precautionary measure, we added a second sump pump to lower the water level in the ponds to prevent further overflowing.

Trenching began last week at the NE corner of H building to create an access point closer to the main line, to allow camera scoping of the line. The Board received Best Plumbing's analysis report Thursday afternoon. The main north/south trunk line serving buildings G, H, J, K and L is >75% blocked by tree roots, rocks and silt buildup. The rocks and silt are primarily the result of internal erosion of the original, cement drain line.

Best Plumbing's proposal is to excavate access pits along the main trunk line, hydro-jet the line from pit to pit ending at the lower catch basin, and to use vector trucks to remove debris. Once that process is complete, Best proposes installing a fiberglass liner to prevent further compromise of the line. This process would involve clearing approximately 350 feet of pipe which runs directly underneath the upper and lower ponds and is complicated by graduated sizing of the pipes as they feed down the trunkline. The proposed bid to complete the work as outlined is substantial.

The Board has since contacted several service vendors in addition to working with Best Plumbing, for second opinion on how best to clear the immediate blockage without further damaging the integrity of the line, and to evaluate whether it is feasible to safely complete necessary repairs in stages.

The Board is sharing this information with you so that everyone has a clear understanding of the enormity and urgency of the problem we are actively working on. This is an evolving situation and we will keep everyone apprised of new developments.

Sincerely,

Your NFHA Board

11-2-25

Hello All,

Just a quick update -

Annual Outside Water Shut-Off: Our vendor will be out on November 6th to winterize the outdoor water lines and shut them off for the season.

Drains near G Building and Pond: Best Plumbing will be on campus Monday, November 3rd, to clear blocked drains.

Clubhouse: A reminder from the social committee, please do not leave any donations in the clubhouse. If you have decorations or kitchen-ware to share, reach out to Tina Roush to inquire if an item can be used.

Budget Meeting November 20th: Look for your 2026 budget meeting packets. Quorum is mailing the packets out this week.

Thank you

10-28-25

Hello Everyone,

Short notice - Chimney Inspections:

On Thursday, October 30th, starting between 8-9am, we will have a vendor out to inspect all chimneys on the property.

*****Please do not use your fireplace during the day on Thursday*****

The vendor will conduct all work from the outside of the building. It is not necessary for you to be home during the inspections.

Thank you, Sue

10-21-26

Greetings,

A few items to share:

Security: Thank you to those of you who alerted us to the breaks in Executive Estates' fence near the stop sign and in Noble Firs' fence on 17th across from K building. Mike has secured these areas. A vendor's key lock was vandalized at K building's lower storage door around the same time. Mike changed the tumbler on the storage door lock. New K building storage door keys are being distributed to K building residents who access the lower storage area. As always, please be aware of your surroundings.

The City tagged the RVs and car on NE 143rd. The three RV's moved out, however new vehicles may move in so be vigilant. Thank you all for your diligence in reporting to the City.

Work Projects:

An electrician will be out to address the two exterior outlets at the upper pond. The outlet near K building will be capped and the outlet near J building will be replaced using a sturdier, waterproof fixture.

While Mike continues to focus on the pool surround and rebuilding outdoor light fixtures, we have a laborer on campus this week pressure washing the moss from sidewalks. The vendor who comes to shut off and winterize our landscaping lines will be out the first week of November.

The Pond pump requires servicing. This process involves 2 people hoisting the 200lb unit from the ground and taking it to the vendor in Ballard. During this time the water in the ponds will not be running. We are monitoring water levels in the interim.

Window Washing Opportunity: Superior Services Window Cleaning will be on the property November 4th cleaning a resident's windows. They advise they have a few openings if anyone is interested to have service on this date. Pricing information is on their sign-up link below.

Superior Services Window Cleaning, LLC

We thought since we are already on site, we would reach out to the community to see if you also like to have service on this date.

- **Please use the sign-up link below to be added to our list.**
 - **Space is limited.**
 - **Another service date will be offered in Spring 2026. This is just an add-on opportunity.**
-

Please sign up no later than 10/28/25 if you would like to have service provided.

[SIGN UP CLICK HERE](#)

Sincerely,

Jennifer Hawley

Superior Services Window Cleaning, LLC

360-417-2950

office@superiorserviceswa.com

Upcoming events:

10/25/25, 6pm. Mari and Dave (C2 -1512) are hosting a Happy Halloween Kiddie Party. If you are interested in attending, reach out to Mari (509) 701-5213 for additional details.

10/31/25, 5pm - 7:30pm. HOA Halloween Party at the Clubhouse. Look for flyers coming soon to your mailbox.

11/13/25, 7pm. Board Meeting in Clubhouse

11/20/25, 7pm social, 7:30pm meeting. 2026 Budget Meeting in Clubhouse

Thank you, NFHA

10-14-25

Hello Everyone,

Tree Removal: The scheduled tree removal will take place on **Thursday, October 16**. The work will begin in the morning at approximately **8:30am** and is expected to be completed by the end of the day. The tree being removed is located on the east side of building G near the upper ponds. Removal is necessary due to decay and safety concerns.

Please be aware that:

- **There will be noise and limited access near the work area.**
- **For safety, we kindly ask residents to avoid the immediate vicinity during the removal process.**
- **If you have any questions or concerns, feel free to contact Maggie Bassetti or Abel – both will be on site during the day.**

SPECIAL NOTE: Residents of buildings K and L, or those who park in the vicinity, are asked to move their cars before 8:00am on the 16th as the truck and chipper will be parked in that area (*This a change in location from our prior notification*). Thank you for your understanding and cooperation as we work to maintain the safety and beauty of our community.

Other News

Trees/Shrub Damage: We received reports of limb breakage on the rhododendrons and ornamental trees. Please do not cut or break off branches. Abel is continuing with fall pruning. If you see an area in need of attention, reach out to Maggie. A lot of effort has gone into maintaining our landscape and gardens.

Gutter damage: A run of gutter pulled away from L building. A repair request has been assigned to A and A Island Building Maintenance.

Exterior Lights: Electricians identified the problem with exterior lights near F & L building. Repairs are underway. Mike is continuing to replace burned out bulbs as they are identified.

Pool Surround: Mike is finishing up the last set of this season's batch of handrails this week and starting prep for the long awaited pool surround repair. This will involve tenting over that section of the pool surround to keep the work area dry and barrier netting along the walkway. Depending on weather, the overall state of the surround, and any unforeseen interruptions, we anticipate work into November or December. This is a work zone and it will unavoidable be noisy at times.

Upcoming events:

10/25/25, 6pm. Mari and Dave (C2 -1512) are hosting a Happy Halloween Kiddie Party. If you are interested in attending, reach out to Mari (509) 701-5213 for additional details.

10/31/25, 5pm - 7:30pm. HOA Halloween Party at the Clubhouse. Look for flyers coming soon to your mailbox.

11/13/25, 7pm. Board Meeting in Clubhouse

11/20/25, 7pm social, 7:30pm meeting. 2026 Budget Meeting in Clubhouse

10-7-25

Hello All,

My apologies for the typo regarding upcoming meetings. The next HOA meeting is Thursday, November 20th. Social 7pm, Meeting 7:30pm.

Thanks, Sue

**On Tue, Oct 7, 2025 at 12:04 PM Noble Firs HOA Pres
<noblefirs.sea.president@gmail.com> wrote:**

Greetings:

We have a number of items to share:

Handrails:

Mike has completed this year's batch of handrail repair and replacements on Buildings A-L and targets completion of Buildings M and N handrails this week.

Fence Repair:

A section of the south fence near A&B buildings sustained vehicle damage which necessitated the removal of the climbing hydrangea from the fence and several pickets. Mike is working on fence repair in-between handrail work.

Exterior Lighting:

Mike has identified and replaced bulbs in several exterior lights. This is an ongoing process. If you see a light out, please let the Board know so we can add that to the list.

Pool Surround:

Repair of the pool surround is targeted to begin next week.

Flower Pots, Planters:

For safety reasons, planters and pots placed near entries and on steps should allow free access of handrails and must not impeded entry and exit of emergency services. All planters and pots placed on stairs and landings must have a saucer underneath them to prevent water from leaching into the cement. Placing of planters or pots directly onto the decks of the middle and upper units is prohibited. Planters and pots must be placed on elevated platforms to allow circulation beneath them.

Landscape water:

Landscape sprinklers have been turned off for the season. Exterior hoses still have water. Those will be shut off later this fall when the service comes in to clear the lines.

Fir Tree Removal:

The large, dead fir tree at G Building will be removed by Ballard Tree Service on Thursday, October 16th. Arrival time is between 9-9:30am. This will be a noisy, all-day process. Tree service vehicles and equipment will be parked along the drive. Please take extra caution in this area.

Vehicle Speed:

Please be mindful of your speed while driving on campus. We have received complaints of vehicles driving too fast.

RVs on NE 143rd:

There is a second RV parked on NE 143rd. This has been reported to the City. Continue to report directly to the City of Seattle Parking Enforcement via phone (206) 684-8763, or via the City's Find It Fix It app (<https://www.seattle.gov/customer-service-bureau/find-it-fix-it-mobile-app>)

UPCOMING MEETINGS: (held in clubhouse)

10-7-25 7pm Social Committee

10-9-25 7pm Board Meeting

11-13-25 7pm Board Meeting

11-29-25 7pm HOA Meeting (Owners Vote on 2026 Budget)

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10-19-25 Board Meeting Agenda

Agenda

Call to order 7:00 pm

Roll Call

Approval of 9-11-25 meeting minutes

Reports:

Treasurer's Report

Building and Maintenance Report

Landscape Report

Old Business:

2026 Budget Discussion

Envelope Study Update

Interior Repair Update (E1, E2, H1)

New Business:

Procedure for Voting Process

9-9-25

Greetings:

Pool: Pool will be closed for the season as of Monday, September 22nd. We have identified an issue with calcification on the walls of the pool which we will require partial draining of the pool for repairs. Glass panels on the pool surround have been removed. Next step will be rebuilding the damaged framework.

Entry handrails: During Mike's annual inspection, several handrails were identified as needed repair or replacement. This is a safety issue which we are moving up on the priority list of maintenance items.

Maintenance tasks are prioritized according to a variety of criteria (immediately need, safety, repair, and general maintenance). Emergency situations often throw a wrench into these plans. Because ongoing work is not always visible, this does not mean it is not being done.

RVs on 143rd: A neighbor contacted the City to find out why our Find It Fix It reports are returned as Complete or Duplicate when the RVs are still there but do not list the original ticket number. The original ticket number is: 25-00209465. Anyone can look up that number for a current status. It does

show a citation and impound order as Sept. 3rd, however no action seems to have been taken. Note, multiple filings of the same complaint does not appear to help. It is recorded as a duplicate report if already reported within the last two weeks. So multiple reporting does not help. The Board will continue to report on a regular basis.

Assessment Reminder: The due date for the complete payment of the 2023 assessment is October 31, 2025. You can find your current balance on AppFolio.

September 11, 2025 Board Meeting Agenda

Agenda

Call to order 7:00 pm

Roll Call

Approval of August 14, 2025 meeting minutes

Reports

Treasurer's Report

- **CD renewal**
-

Building and Maintenance Report

Landscape Report

Old Business

Budget discussion continued

HOA Bylaws re-write

New Business

Work and remodel requests process

C5 remodel request

H1 water leak and repair

E1 schedule leak investigation

Adjourn

Upcoming Meetings: Held in Clubhouse unless otherwise specified

9-11-25 Board Meeting 7pm

9-18-25 HOA Meeting 7:30 pm. 7:00pm meet and greet

8-27-25

Hello Everyone,

We have a quick update on three pending items:

Bird Holes: A crew will be here tomorrow, Thursday 8/28, to patch up the multiple bird holes in our buildings.

Roof and Gutter Cleaning: Work crews will be here Tuesday 9/2, Wednesday 9/3, Tuesday 9/9 and Wednesday 9/10. We do not have specific days set for each building so be prepared. Our gutters are full so this will unavoidably prove to be a messy task. Please plan accordingly.

Fir Tree at G Building: The City certified arborist inspected the large fir tree at the NE corner of G Building and advised it should come down. We are in the process of securing bids for removal and then will proceed through the City permitting process. This may take some time. We will keep you updated.

Sue Rasp, NFHA

8-19-25

Greetings:

Security - We received a report of a person breaking through the NE 143rd St fence, adjacent to the pedestrian gate. There was also a break reported in the fencing along 17th Ave NE. Be mindful of your surroundings and do not leave valuables out on your patios or visible inside your vehicles.

Several reports have been filed regarding the RV camped on NE 143rd ST and the tent structure located on 17th Ave NE behind QFC. Please continue to report direct to the City or via the Find It Fix It App.

Pest Control - United Pest Control will be out on Thursday, August 21st to address various wasp nests. We have a large campus so we appreciate your help in spotting any wasp or hornets nests and reporting them as extra eyes are always helpful.

Raccoons - Raccoons have been tearing up the lawn around M and N Buildings. They have been quite destructive. We are working with Eastside Landcare on non-toxic solutions to eradicate the lawn grubs and deter the raccoons, then restore the lawn. Please do not feed raccoons or other wildlife on campus.

Bird holes in buildings - We have contracted with BZ construction to repair the bird holes in the siding. We do not have dates for this yet.

Annual Arborist Service - GRUN Tree Care will be out Monday-Tuesday, August 25th and 26th and potentially into Wednesday, to remove dead limbs and adjust cable systems in our oaks and maples located in the meadow. *As a precautionary measure, those of you in buildings B, C, D and E, you may wish to move any pots or breakables off your railings while they are working.* GRUN will also be removing the dying birch tree between F and M buildings and a dead fir in front of N building.

Fir Tree at G Building - Arborist Doug Smith will be out on Wednesday, August 20th to re-inspect the large fir tree at G Building which appears to be failing. At last year's inspection, we were advised to change watering patterns and continue to monitor. We will let you know what we learn from this evaluation.

Envelope Testing - Sound Exterior Inspections is finishing up envelope testing on buildings M, N and the Clubhouse this week and next. A report of their findings will be shared with homeowners.

Gutter Cleaning - We are scheduling gutter cleaning. Dates to be announced.

Pool Surround - We are scheduling a glass company out to temporarily remove the heavy glass panels so that repair of the pool surround frame can begin.

We hope you are all enjoying the summer.

Sue Rasp, NFHA

Noble Firs website: www.nfhomeowners.com.

8-5-25

Greetings:

Gate Openers Needed:

We are seeking volunteers to open the NE 143rd St. vehicle gate beginning Tuesday, August 19th, through the end of September. The daily gate opening time is between 6:30 a.m. and 7 a.m. If you are able to assist with this need, please reach out to Cate Forrest (M2) who is coordinating this effort. Cate's phone number is (206) 773-3330.

Parking:

The board has received complaints about residents regularly using guest parking. Guest parking spaces are clearly marked and are to be used by guests, for a maximum of three days. Shuffling vehicles around to different guest parking spaces is a disservice to your neighbors. If the number of vehicles in your household exceeds the number of parking spaces you own or rent, please make arrangements directly with a neighbor or contact Vonnie Breidenstein (C4) to rent one of the twelve (12) HOA

owned parking spaces which are available for rent. Current rental rate is \$40/mo. Vonnie's phone number is (206) 778-1875.

Parking spaces #32 and #57 are now rented. Mike will be changing signage on these spaces from "Guest" to "Private".

There are a couple vehicles on campus with expired tabs and one with missing plates. Please check your vehicles and get those up to date. Parking spaces are restricted to the parking of operable vehicles with a current license. Parking information can be found on page 4. of the Noble Firs Rules and Regulations.

Thank you,

Sue Rasp NFHA

7-14-25

Hello All,

We do not have anything new to report for July so we are cancelling Thursday's (7/17) scheduled HOA meeting.

Also, Abel is out this week so there will be no produce delivery on Thursday.

We have high temperatures predicted through Friday. Feel free to cool down in the air conditioned clubhouse.

Upcoming Meetings:

08-05-25 Social Committee, 7pm

08-10-25 HOA Summer Party, 2:30pm - 5pm

08-14-25 Board Meeting, 7pm

Sue Rasp, NFHA

7-8-25

Greetings:

Starting today, we have Sound Exteriors on property conducting moisture testing of our buildings. They will be conducting testing twice a week through August.

One of the projects this week is identifying and repairing the source of water leak(s) in the middle ponds. Water plants are being thinned and temporarily relocated to the upper and lower ponds during the drain and repair work.

Pets: We have had continued sightings of a coyote and raccoons on property so be mindful of your outdoor cats.

- - - - -

Take advantage of all the information your NF website offers you. Contact Rosters, current and historical Board and HOA meeting Minutes, Calendar of events, Clubhouse and Pool info, Governing Documents (R&R's, Insurance certificate, Budget, etc.), our President's Updates and a whole lot more.

You may notice that the most current Board and HOA Meeting Minutes are now posted and labeled DRAFT AWAITING APPROVAL. This is because the Minutes are not "official" until formally approved at the next meeting. This means that when they were posted, they were a month after-the-fact. Now (so that you can see the most current happenings and discussions), we are posting the current minutes with the notation "DRAFT". They have been edited by the Board, but not yet "officially approved". We hope you appreciate this effort to get the most current information into your hands sooner.

And.... Our website is mobile and tablet friendly, so you can easily see our website on any device.

Not signed up for our website? It's easy to do.

How to Sign Up for Noble Firs Homeowners private website

Go to www.nfhomeowners.com

The Home and Gallery tabs show up and are viewable to the public.

Go to one of the other tabs (Clubhouse, Roster, HOA Documents, etc.) and it will request you to either Sign Up or Log in.

Click Sign Up

Enter the email address that you use on our Contact Roster. (Please use this email address for ease in keeping our website private and current. And for consistency in Contact information.)

Make up and enter your password.

Confirm that you are not a robot.

Sign Up.

Nancy Cornwell (our website manager) will then get your member request from WIX (our website manager). She will approve your request. And then you will have access to the website.

Membership is available to anyone living in your unit. Follow the process above with each individual email address.

NOTE: For cross reference purposes, accuracy, and keeping website membership current, website members (and corresponding email addresses) must be listed on our Contact Rosters.

July 10, 2025 Board Meeting Agenda

Agenda

Call to order 7:00 pm

Roll Call

Approval of June 12, 2025 meeting minutes

Reports

Treasurer's Report

Building and Maintenance Report

Landscape Report (pond maintenance)

Old Business

Summary of new insurance program

Intrusive envelope study, starts this week

New Business

No new business

Adjourn

- - - - -

Upcoming Meetings: (Held at clubhouse unless otherwise noted)

July 10 7pm Board Meeting

July 17 7:30 pm Board Meeting

Aug 5 7pm Social Committee Meeting

Aug 10 2pm-5pm Summer Party

6-25-25

Greetings,

We have a few updates for you:

Water Heaters are designated as high risk component. Conditions and enforcement rules for water heaters were approved at the May 8, 2025 board meeting following the owner comment period. Check the minutes posted on the NF website to make sure you are in compliance. These will be included in the updated R&Rs as well.

Survey results: Thank you for responding to the recent surveys. Voting was very close regarding the piano so it will remain for now. We will have a piano tuner in to tune and assess the piano's condition. As for the exercise equipment, the treadmill and the stair climber received the most votes so they will remain.

Clubhouse: The carpets in the clubhouse were cleaned last week. As a safety reminder, when you are using the saunas & showers, please remember to dry the floor behind you as you leave.

Pool Reminders: There were a couple reports of people diving into the pool. Diving is NOT allowed in our pool. Also, State regs prohibit drink and food containers inside the pool or sitting on the pool's edge. Please, no water bottles, etc. on the edge of the pool. Please make sure your guests, young and old, are aware of and comply with our pool rules. Residents must accompany their guest(s) at all times at the pool.

Insurance: We have been working with three different brokers to find a replacement insurance program. I am pleased to report we accepted a favorable quote through broker Jake Gosline with The Partners Group. We budgeted last fall for an anticipated jump in premium and this came in just above budget due to our claims history. We will have more information to share with you in the coming weeks.

Envelope study: Based on feedback we received from many of you concerning the building reclad estimation in the January 2025 reserve study, we are moving forward with a comprehensive envelope study of all of our buildings this summer by Sound Exteriors. The process will involve moisture probing through the exterior cladding at multiple sites on each building. The purpose is to determine if moisture intrusion is occurring and to ascertain the condition of the substrate and framing. Sound Exteriors will provide a detailed report of their findings, which will include recommendations for repair vs replacement, ranked on a priority of need basis.

Ponds: The water level in the ponds is low. We are testing the ponds for leaks. During this process, please do not run hoses to fill the ponds. Please refrain from throwing anything into or playing around the ponds' perimeters. Do check out the new family of ducklings near the upper pond.

Herb Garden: The new herb garden is in place between F and E buildings across from the stop sign. The herb garden is for the complex's use. The plants are young, so

judicious snipping is requested for now. Plantings include: Parsley, Sage, Rosemary, Thyme (English, French, and Lemon), Basil, Chives, French Tarragon, Dill and Lemon Verbena. Thank you to Cori Hawes, Maggie Bassetti and Abel for your work on this project. Oh, and Cori also notes there is a bay leaf shrub located in the garden area across from N Bldg corral.

Pathways: As a reminder, the asphalt walking paths on the Noble Firs grounds are to be used only for walking. Per our R&Rs, "Bicycles, skateboards, and other vehicles are not permitted on the pathways. Wheelchairs, strollers, and small-wheeled toddler's vehicles are allowed."

Regards, Sue Rasp NFHA

On Fri, May 23, 2025, 6:13 PM Noble Firs HOA Pres
<noblefirs.sea.president@gmail.com> wrote:

Greetings:

I am pleased to report Mike and Travis have completed all the necessary work to get our pool up and running for the season. The pool is now open! I also want to thank our volunteers for weekend pool water testing. Tina emailed a copy of our 2025 Pool Hours and Rules last week. A copy of the 2025 Pool Hours and Rules is also posted for your ready reference on our Noble Firs website, nfhomeowners.com

Nancy reports we have 16 signups for window washing with Superior Services. The proposed service dates are July 14 & 15. Superior Services has room for about 8 more units. If anyone is still interested, their signup link is: <https://www.surveymonkey.com/r/VXPZ2MX>. Sign up by June 15th. The pricing list is attached.

The last question I have for everyone is about the piano in the clubhouse. The piano has not been used as of late and we are considering selling or donating it. The piano was donated to the clubhouse a few years back by a former resident's family. In accepting the gracious donation, the Board agreed at the time that if the piano was not being utilized we may sell or donate it. So, before the board makes any determination on the status of the piano, we would like your opinion:

1. Yes - Sell/Donate the piano or
 2. No - Keep the piano
-

Please reply to this email with your yes or no response.

Enjoy the pool and have a safe holiday weekend.

5-14-25

Good day to you all.

Hopefully everyone is taking advantage the longer days to get outside and enjoy the campus with the rhododendrons and azaleas full bloom.

Pool Rules and Hours for 2025: The NF board met and approved the Pool Rules for 2025. The times of operation are as follows:

Daily Pool Hours:

7-9 am Quiet Swim**

9am – 1pm Open

1-2pm CLOSED FOR CLEANING

2-9pm Open

9-10pm Quiet Swim**

**Quiet Swim is defined as voices no louder than conversational level.

The complete rules are in the attached document. Please let a board member know if you cannot open the attachment.

Mike is working on getting the pool ready for opening on Memorial Day weekend. The pool deck and furniture were power washed, and the pool/pool water are being cleaned. Next up is to work on the pool enclosure.

High Risk Component Designation: On April 15th Sue contacted HOA members via email about the fact that the Board is in the process of amending the Rules and Regulations with respect to the designation of water heaters as a High Risk Component. HOA members were asked to comment on the proposed addition by April 30th. No objections were received and all comments were considered by the Board before voting.

The Board unanimously approved the addition to the Rules and Regulations of water heaters as a "High Risk Component".

Reserve Study: We are continuing to look at alternative ways to address the issues called out in the reserve study. You may see contractors walking around campus looking at the siding, windows, etc.

Pool Volunteers: Since the pool will be opening the end of the month we are putting a call out for weekend pool water testers. This takes about 10 minutes and needs to be performed during the 1-2pm time slot. Mike will show us how to do it. Last year we had 4 "regulars" which averaged testing one weekend per month. We would love to have more – nice to have back-up people. Please let Nancy Cornwall (Noblefirs.sea.secretary@gmail.com) know if you are interested in helping.

Window washing: May 23 is the deadline to sign up if you want your windows washed. (Outside, inside, or both) Refer to the Weekly Update dated 4-26-25. (You can find it on our website under the FAQs & Updates tab.) It gives the pricing and other information. There is a link in that update to sign up.

Meeting Cancelled: Both Sue and Nancy will be missing the May HOA meeting. Since there are only two items to announce (Pool hours and High Risk Component new subsection to Rules and Regulations) and there is not much other content of consequence, the Board decided to cancel the May 15th HOA meeting and include information regarding the above two items in this NF Update.

Upcoming Meetings

5/15/25 HOA Mtg CANCELLED

6/3/25 Social Committee Mtg (open to everyone) 7:00pm Clubhouse

6/12/25 Board Mtg (open to everyone) 7:00pm Clubhouse

7/17/25 HOA Mtg 7:00pm Meet `n Greet, 7:30pm Clubhouse

Thank you.

Tina Roush, VP NFHA

5-5-25

Greetings

Just a couple items to share:

Unit G2 listed for sale. Please be aware of additional foot & vehicle traffic on campus.

AppFolio Accounts. This is a reminder to go in and check to make sure your accounts are brought current.

Garbage. The Recology driver notified us on Friday of a garbage bin containing loose cat litter. Cat litter, like all garbage, must be securely bagged before placing in our bins. No exceptions. \$50 fines add up and we all share in the cost.

Upcoming Meetings: (Held in the clubhouse unless otherwise specified)

05-08-25 Board Meeting 7pm

05-15-25 HOA Meeting 7pm social, 7:30 pm meeting

May 8, 2025 Board Meeting Agenda

Agenda

Call to order 7:00 pm

Roll Call

Approval of April 10, 2025 meeting minutes

Reports

Treasurer's Report

Building and Maintenance Report

Landscape Report

Old Business

High Risk Component (Water Heaters) – vote needed to approve for R&Rs addition.

Status on reserve study response

New insurance program, status update

New Business

Quorum updated contract

2025 Pool Rules

Re-write of Governing Documents status report

Property walk-through, landscape and facilities assessment

Other?

Adjourn

4-26-25

Greetings:

We are pleased to introduce our new owners: Roger Tang (B4) and Greg & Sarah Camp (G4). Welcome to our Noble Firs community!

The siding and beam replacement work at H building was completed last week and signed off by the City. Next up is the planned replacement of the H4 deck surface and rails. Hidden damage was discovered on a cross beam under the deck when the old rails were removed. We are seeking a revised bid from Pahlka, the decking contractor, to address this.

Mike has been working on exterior lighting, repairing light globes and swapping out bulbs. In the coming weeks, he will be busy with the annual pool preparation and irrigation system.

Window washing: Nancy Cornwell contacted Superior Services who Quorum has worked with at other properties. Superior Services has priced inside and outside window washing separately, according to what floor you are on, and how many people sign up for the service. Their sign up link is: <https://www.surveymonkey.com/r/VXPZ2MX> . Their brochure with pricing is attached for your reference. If you are interested, use the link to sign up by May 23rd. Their link also includes a phone number for questions.



#C8625

Noble Firs
1600 NE 140th St
Seattle, WA 98125

We will provide qualified personnel, materials and equipment to provide the following services:

Services to be provided	Amount per visit
Window Cleaning: 1st & 2nd FLOORS: <u>1-5 units scheduled together:</u> Clean exterior windows \$140 per unit Clean interior windows \$65 per unit <u>Over 5 units scheduled together:</u> Clean exterior windows \$125 per unit Clean interior windows \$60 per unit	0.00
Window Cleaning: 3rd FLOOR: <u>1-5 units scheduled together:</u> Clean exterior windows \$150 per unit Clean interior windows \$85 per unit <u>Over 5 units scheduled together:</u> Clean exterior windows \$135 per unit Clean interior windows \$80 per unit	0.00

All work will be performed:

- By qualified and safety trained personnel who take pride in their trade
- In a professional and timely manner
- By a uniformed crew
- According to schedules
- Under strict safety guidelines (additional safety information and fall protection plan available upon request)
- MSDS information will be provided if requested

Any alteration or deviation from the above specifications involving schedule changes, extra cost of material, or labor will only be executed upon written orders.

Garbage: We were charged \$54 extra in this last billing cycle for over filled bins. If the garbage or recycle container lids do not close flat, we are charged extra. We all pay for the overages. Take your trash and recycle to the large dumpster corral located on 17th when the bins are full. Break down your boxes and do not leave anything on the floor of the corrals. It will not be picked up.

Updated Collections Policy: The HOA’s law firm completed the necessary revisions to our collections policy to comply with state law. A copy of the revised policy will be mailed out to owners before June 1st.

High Risk Components: Last date to send comments regarding proposed requirements for Water Heaters designated as a High Risk Component is Wednesday, April 30th. You may send an email reply to myself with your comments, or place your written comments in the ballot box located in the clubhouse.

Upcoming Meetings: (Held in the clubhouse unless otherwise specified)

5-08-25, 7pm Board Meeting

5-15-25, 7:30pm HOA Meeting

Thank you,

Sue Rasp, NFHA

4-15-25

We experienced a complete drain blockage in E Building last Thursday. A big thank you to the resident who quickly alerted Quorum and the Board. This could have escalated quickly into a much larger issue. The responding plumbing crew was on property for 4.5 hours working to resolve the blockage. The culprit was a combination of years of accumulation of debris down the building's drains, and a section of the underground line sinking over time. This is similar to the drain line issue at A building.

Please be mindful of what is washed down the drains. Kitchen grease should be drained into a container and disposed of in the garbage. Larger food scraps should be placed in compost verses down the disposal.

The State Dept. of Ecology issued a drought advisory last week for parts of Western Washington, including King County. Water conservation is encouraged. If you are using an outside hose, do so thoughtfully and do not leave it running. Our Landscape watering is on timers to help conserve water. If you see an area that is over or under watered, notify Maggie Bassetti, our Landscape Chair.

Although our R&R's allow a resident to wash their vehicle on premises, The City of Seattle recommends using a commercial coin operated or tunnel car wash. These facilities reuse wash water several times before sending it to the sewer system for treatment.

Additional water conservation tips from the Department of Ecology's website are posted below. We encourage everyone to assist in helping reduce our property's water usage.

Thank you,

Sue Rasp, NFHA

Indoors

Bathroom — what you can do behind closed doors

Over half the water use inside a home takes place in the bathroom.

- Use a leak-free, high efficiency toilet, and use a wastebasket, not a toilet, for trash.

 - Toilets are by far the main source of water use in the home — nearly 30 percent of all indoor residential water consumption.

 - Turn off the water while shaving or brushing teeth.

 - Savings: up to 4 gallons a minute, or up to 200 gallons a week for a family of four!

 - Take short showers instead of baths — showers use less water.

 - If you keep your showers to under 5 minutes you'll save up to 1,000 gallons a month.

 - If you do take a bath, be sure to plug the drain right away and adjust the temperature as you fill the tub.
 - When washing your hands, turn off the water while you lather.
-

Kitchen — cook up some real water savings

- Wash only full loads of dishes, and select the appropriate water level or load size option on the dishwasher.
 - Do not use water to defrost frozen foods. Thaw foods in the refrigerator overnight.
 - Scrape rather than rinse dishes before loading them into the dishwasher.
 - Compost food waste instead of using the garbage disposal or throwing it in the trash.
 - Keep drinking water in the refrigerator instead of letting the faucet run until the water is cool.
-

Laundry — rinse out some real savings

- Wash only full loads of laundry or use the appropriate water level or load size selection on the washing machine.
 - Consider purchasing a high efficiency washing machine, which can save over 50 percent in laundry water and energy use.
-

Fix leaks — always and everywhere

- You can significantly reduce water use by simply repairing leaks in fixtures (faucets and showerheads), pipes, and toilets. A leaky faucet wastes gallons of water in a short period of time.
 - A leaky toilet can waste 200 gallons per day. That would be like flushing your toilet more than 50 times for no reason!
-

3-18-25

Hello Everyone,

The new board positions for the 2025 - 2026 term are:

President

Sue Rasp

noblefirs.sea.president@gmail.com

Vice President	Tina Roush	noblefirs.sea.vicepresident@gmail.com
Treasurer	Barbara Peterson	noblefirs.sea.treasurer@gmail.com
Secretary	Nancy Cornwell	noblefirs.sea.secretary@gmail.com
Building & Maintenance	Travis Taylor	noblefirs.sea.facilities@gmail.com
Landscape	Maggie Bassetti	noblefirs.sea.landscape@gmail.com
At Large	Eric Stevens	noblefirs.sea.atlarge@gmail.com

The Disaster Preparedness Committee and the Social Committees were both reinstated. The Social Committee is still seeking a volunteer to chair the committee.

Reminders

Work Requests: Resident requests and complaints should be directed first to Quorum. Graham Horgdal is our primary contact at Quorum.

Email: ghorgdal@quorumrealestate.com

Office Hours (M-F): (206) 283-6000

After Hours Emergency: (206) 251-1099

Noise: Please be mindful of noise transference between units. Neighbor to neighbor conversation is the ideal starting point to ensure awareness of an issue, whether it be in person, a phone call or email.

Parking: Parking is not allowed along the curbs in front of buildings. This is a safety issue. Please promptly move your vehicle after loading/unloading. Guest parking spaces are clearly marked. If you require an additional parking space for your household's regular use, contact our parking coordinator, Vonnie Breidenstein, or a board member, to inquire about HOA parking spaces available to rent.

Upcoming Meetings: (held in the clubhouse)

3/20/25 HOA Meeting, 7:30pm

4/10/25 Board Meeting, 7:00pm social, 7:30pm meeting

AGENDA

March 20th HOA Meeting

Attendance

Approval of 2/20/25 Annual Meeting Minutes

Office Reports:

Treasurer

Building and Maintenance

Landscape

Old Business

Reserve Study, continuing analysis/dialog

New Business

Open discussion

Adjourn

3-10-25

NOTE: Attachment of Annual Mtg minutes not included. They are available on the website under HOA docs, Annual Meeting minutes

From: Susan Rasp <noblefirs.sea.vicepresident@gmail.com>

Sent: Monday, March 10, 2025 4:27 PM

To: Susan Rasp <noblefirs.sea.vicepresident@gmail.com>

Cc: Travis Taylor <noblefirs.sea.facilities@gmail.com>; Nancy Cornwell

<noblefirs.sea.secretary@gmail.com>; Barbara Peterson
<noblefirs.sea.treasurer@gmail.com>; Eric Stevens
<noblefirs.sea.atlarge@gmail.com>; Maggie Bassetti
<noblefirs.sea.landscape@gmail.com>

Subject: 3-10-25 Noble Firs Update

Hello Everyone,

Attached, please find a copy of the minutes from our Annual Homeowners meeting. These can also be found on our Noble Firs website, www.nfhomeowners.com and on Quorum's Appfolio site.

Only a couple updates this week. The clubhouse beam repair project is now complete. You may have noticed the leopard like spots dotting the clubhouse. We took advantage of a short window of opportunity to patch the various bird holes in the siding before the birds begin nesting. Mike will be touching up the patched areas as weather permits.

We received a March 31st start date for the H2/H4/H6 beam & siding restoration. The work is expected to be two to three weeks in duration. Immediately following, Palka, the deck resurfacing company, will restore the H4 deck surface and Mike will install new railing. This has been a long haul and we appreciate everyone's patience as we see this project to the finish line.

Sincerely, Sue Rasp

Vice President, Noble Firs Homeowners Association

Upcoming Meetings (Held in the clubhouse):

3-13-25 Board Meeting 7:00pm

3-15-25 St. Patrick's Day Party 3:30pm - 5:00pm

3-20-25 Homeowner's Meeting 7:30pm

March 13, 2025 Board Meeting Agenda

Call to order 7:00 pm

Roll Call

Approval of February 13, 2025 meeting minutes

Board Positions for 3/2025 - 3/2026 term

Establishment of New Committees

Reports

Treasurer's Report

Building and Maintenance Report

Landscape Report

Old Business

High Risk Component requirements for Water Heaters

Revised collections policy

Progress on Reserve Study analysis/response

New Business

Gu-Wi recommendations for moss control

Feasibility of Changing the Pedestrian Locks

Package Lockers

HOA agenda

Other

Adjourn

2-12-25

Hello Everyone,

My apologies for the delay in getting the board meeting published.

Security Reminder: We had a couple incidents this week.

- License plates were stolen from a resident's vehicle over the weekend. A report was filed with SPD. Please check your vehicles and file a report with SPD if your plates are also missing.

- A separate email was sent regarding the intruder on our property. SPD searched the property and were not able to locate the individual. The following morning, it was discovered that items had been moved in a lower courtyard.

- If you are expecting a delivery from Amazon, etc., you may want to coordinate with a neighbor to bring them in for you.

Compost Bins: These still have not been picked up as of Weds. evening. Mike consolidated bins so that there are two empty bins available for your use, inside the locked gate.

Water Heaters: Water heaters must be replaced when they reach 10 years of age. Reminders are going out.

Upcoming Meetings:

2-20-25 Annual Meeting - Please remember to vote for three (3) candidates

3-15-25 St Patrick's Day Party

Sue Rasp

Vice President, Noble Firs Homeowners Association

Board Meeting Agenda for Thursday, 2-13-25, 7 pm in Clubhouse

Roll Call

Move to Executive Session - legal discussion

Return to Regular Session

Approval of January 9, 2025 minutes.

Reports:

- Treasurer
- Building & Maintenance
- Landscape

Old Business:

- Finalize preparation for Annual Meeting
- D1/D2 Courtyard Drainage Discussion
- Updates from Quorum

New Business:

- Annual review of parking spaces. Resident owned, Designated Guest, HOA rental
- Insurance renewal preparation

- Other?

Adjourn

FEB 9, 2025

Hello Everyone,

I am passing along an important reminder from one of our neighbors about the potential of pipes freezing as the temperature dips into the low 20s this week. Please avoid turning your heat off completely when you are not here. Maintaining a minimum temp of 50-55 in your unit while you are away can help avoid a pipe freeze.

Also, take care when out walking. It's icy in spots. The driveways were plowed this week and ice melt was applied to the front walkways and stairways. There is a container of ice melt stored in each corral for your use if you spot an area which needs attention. If you need assistance with this, please let me know.

Our garbage pickup was delayed this week, however the compost bins were missed. Hopefully these will be picked up early this week, again, weather permitting.

Stay warm! Sue

JAN 25, 2025

Greetings,

A few updates and reminders:

Accounting:

With the new year, it is a good idea to check your individual homeowner's account in AppFolio to make sure your 2025 dues amount is correct and that your account is current. A unit owner reported an error with their account which Quorum is correcting. Please contact Quorum if you have a question about your account.

Reserve Study:

The board met with Jeff Samdal, of Samdal & Associates, via zoom call on 1-14-25 to discuss the draft reserve study. Updated financials were submitted last week and we expect to receive the final report in the next week or so.

Gutter Cleaning:

We have been told the earliest the gutter company can get out here is Feb. 10th. If we receive a heads up on the exact date, we will let you know.

In advance of this, if you have empty pots, containers, tomato cages, etc. still hiding in the garden areas (hint, they should not be stored there in the first place) please remove them.

Water Damage:

J building sustained a water overflow incident on 1/24 effecting three units. Quorum is coordinating water damage mitigation and repair.

Those of you who have had the misfortune of dealing with an adverse water event, be it a sudden deluge or a slow leak, can tell you first hand just how disruptive, costly and upsetting it is to deal with. If you see evidence of a leak, or hear pipes running that don't sound right, please report immediately to a board member for investigation. Timely notice is key to damage mitigation. Does everyone know where the main water shut off valve is located for their building? If your water heater has reached the 10-year age limitation, have you taken steps to replace it?

Clubhouse Beams:

Mike completed repair of the rotted beams on the west side of the clubhouse. Scaffolding was moved to the north side of the building for the final, more extensive area of work to be done. Next on deck will be repair of several handrails and then moving on to the final sections of the pool surround.

H Building Siding/Deck beam:

Revised bid has been submitted and is under review. The contractor is targeting early March for project start.

Remodeling:

As a reminder, unit owners must notify the board if they plan to renovate their unit. Submit proposed construction plans to the board for review and approval before work commences. Our 1970's era buildings have tested positive for asbestos. Proper asbestos abatement procedures should be adhered to. In addition, the City and County may require permits for certain structural, electrical and/or plumbing changes to the inside of your unit. Make sure you discuss these with your contractor in advance, along with conveying our rules and regulations with regard to work hours, etc.

Garbage Pickup:

Garbage pick up has been hit or miss the last couple weeks. We should be back on a normal schedule starting next week. If there is no room left in your bins, walk your bags down to the dumpsters in the main corral. Bin lids must close flat. Overstuffed bins are subject to a \$50 fine and MIGHT NOT BE PICKED UP. Please separate your Compost, Garbage and Recycle to their proper bins. All garbage must be bagged. Recycle should be flattened and dumped loose into the blue bins. Please communicate this to your cleaning service and guests.

Upcoming Meetings: (held at clubhouse unless otherwise stated)

2-13-25 Board Meeting, 7pm

2-20-25 Annual Meeting & Elections, 7pm social, 7:30pm meeting

**** Watch your mailbox for election packets.**

Sue Rasp

Vice President, Noble Firs Homeowners Association

JAN 16, 2025 – ADDED TO Jan 8 update

**Noble Firs Homeowners Association
DRAFT Board Meeting Minutes
December 19, 2024 7:00 pm**

Call to order: 7:03pm

Board Members Present: Sue Rasp, Nancy Cornwell, Barbara Peterson, Travis Taylor, Eric Stevens, Maggie Bassetti

Guests Present: Vonnie Breidenstein, Sara Clark, Tina Roush, David Seney, Georgia Kumor

Mariette Poirier had requested to address the Board regarding reverse mortgage options.

In Mariette's absence, Sue gave a recap of Mariette's request:

Mariette questioned why Noble Firs by-laws were written so as to preclude the ability of obtaining FHA approval for a reverse mortgage and also mentioned HECM as an alternative. The Board discussed - Our current bylaws were written to protect NF from outside investors buying up (predatory purchasing) and the imposition of rental caps. So not FHA approved. As for HECM as an option, the Board agreed that as board members are volunteers and neither real estate or financial planning experts, exploration of HECM as an alternative should be up to each unit owner to research and decide for themselves.

The Board will look into what is involved. Perhaps Susie, our banker, or Felix – might know someone who can run an information session for us.

Motion to approval of 11-14-24 minutes. Seconded. Unanimously approved.

Reports:

Treasurer – Barbara Peterson

All financials are as of November 30, 2024

Our net assets of \$673,511 are composed of Operating Cash (\$41,123), Reserves (\$632,120), and Social (\$268).

Reserves include insurance (\$22,816), CDs (\$404,010), and cash reserves (\$205,294).

The US Bank CD has \$979 of added November interest which hasn't been posted yet. Invoices are still outstanding for the Fall projects (slow to come in and/or be processed for payment), so assessing a reduction in our cash reserves with another CD is still premature.

Income: (updated today) One owner owes 2 1/2 months of dues; their special assessment is fully paid. Hopefully this will be resolved by the end of the month. Generally, about \$33,000 of the special assessment remains to be paid by owners between December 2024 and October 2025. The pattern of payment is under the owner's control.

Expenses: November expenses totaled \$56,078. Below are notable November payments.

The missing June roofing invoice (\$497) was repaid to another HOA who was charged by mistake.

Matvey deposit (\$1988) for work on J2 was paid; balance to be paid in December.

J2 (consultant) was paid \$1600 (incl. late fine) for work preliminary to Envelope Study not pursued.

H-5 work now fully paid with the balance paid to Quorum Management Services (\$21,268).

Two owners responsible for water damage to the unit below have been invoiced for reimbursement

to HOA. A third owner in a similar situation will also be charged for reimbursement.

No word on the refund of a presumed duplicate BEST plumbing bill.

Other

U.S. Bank CD was renewed on November 19th for 5 months at 4% maturing on April 19, 2025. That generates \$4000 in interest and puts the value of the CD at maturity just a couple of hundred dollars under \$250,000.

At the start of the year, a financial review of 2024 expenses - paid or pending payment – will begin in anticipation of a likely 2025 or 2026 special assessment. This was discussed preliminarily at the September HOA meeting.

Landscape – Maggie Bassetti

General winter clean-up continues.

Abel will be doing windstorm cleanup, pruning perennials and doing an ivy check around buildings to remove anything close.

As we head into the middle of winter, ESLC will be on a every two-week cycle.

We received a batch of arborist chips after the big storm and that has been distributed at the east meadow and the terrace steps by building F.

Savatree and ESLC were brought in to remove the large fir that fell on Bldg B. Removal of the stump and roots surrounding the affected underground electrical box has also been completed.

At least one large branch broke off during the 12/14/2024 windstorm and we are waiting on bid from Savatree as it is too high and big for us to remove inhouse.

Building and Maintenance – Travis Taylor Noble Firs HOA Maintenance Chair 2024 Year in Review

Asphalt patches were completed on December 13th. K parking, L carport, G carport, A carport, and a low spot in front of building B. Roughly 700 square feet. The cost came out to just over \$6400. Right around \$10/sqft.

Two sets of sliding doors needed replacement because their hardware had failed, and nobody services or repairs them, let alone makes them anymore. Each replacement ran for around \$7000, and that was after searching out several different vendors for bids.

Fallen branches cleared from the fence behind carport J.

Hole patched in Executive Estates fence.

Beam ends on the clubhouse are coming along. Eastern side beams have been completely repaired and sealed up. Western beams are in the final stages of repair. The North side will be next.

The plumbing stack in D 1/3/5 has been deemed leak-free and we're finally getting it all buttoned back up.

Trenching work for electrical conduit around carport C is complete and the lights are back on. Trench work for drainage has been done around the property.

Clear Line and others have been contacted for bids on the leaking water valve for D 2/4/6. Clear Line has also been consulted about foundation leaks in the D building garden.

Old Business:

Updates on various pending repair projects:

- Contract signed with Gu-Wi Gutters. Awaiting scheduling and repair of hanging gutter at B bldg.
- Replacement of water shut-off valve at D 2-4-6: Centerline cannot get to immediately. Graham (Quorum) looking for another plumbing contractor.
- H 2-4-6 Balcony and siding repair: BZ reworking new proposal
- E-1 water intrusion problem: need follow up with E-1 for current status
- D 1-3-5 Master shower plumbing stack: repair complete. Scheduling ceiling repair for D 1-3
- B Bldg fallen tree: Tree removed. Root removed. Scheduling inspection of B-6 interior roof. Once resolved, repair of B-6 interior to follow.
- N-5 interior paint living room ceiling to be scheduled after holiday
- A-5 interior paint kitchen ceiling – owner needs to contact contractor to schedule appointment
- K-Bldg storage area: Damage from water heater. HOA insurance payment was issued last week. Repair to be scheduled. HOA insurance to handle subrogation.
- K-1 ivy invading window removed
- L-2 Signs of water damage in foyer. Tony BZ Construction has been assigned the work.

- K-4 exterior door, master bedroom does not fit and cannot latch. Slideright Windows and Doors scheduled to assess.
- C-6 major renovation in progress. There is no record of plans submitted to, or approved by, the board. Contacted Quorum to handle site inspection to confirm compliance with building code and will address any concerns.

FinCEN ID - Eric to gather the Board members FinCEN ID numbers and submit.

Reserve Study: Sue to contact Jeff Samdal and send him out a list of questions then schedule Zoom meeting with the Board & Quorum to discuss.

New Business:

- D-2, water intrusion/mold discovery – trying to find source of ongoing water intrusion. Living in a hotel. Quorum communication issue – not getting response
- D1/D2, lower courtyard drain issue
- D5 remodel request. Unanimous approval.
- F5 remodel request. Unanimous approval.

Dave Seney suggested civil engineer to study D-2 water intrusion problem

Georgia Ann Kumor– suggested looking at new water heaters with new technology with better options when replacing.

Motion to Adjourn 9:07 pm. Seconded and passed unanimously.

Submitted by Nancy Cornwell HOA secretary

JAN 8, 2025

Greetings,

Social Committee News: Lois Horton announced she is retiring as Chair of the Social Committee, effective 2-20-25. She will stay on as a member of the committee. Thank you Lois for your many years of volunteer service to our community. We are looking for a new Committee Chair. If you are interested in the position, or would like to participate as a volunteer, please contact Lois for additional information.

Gutters: We are still waiting for scheduling date for roof and gutter cleaning. The fallen gutter at B building has been replaced. The caution tape is still up because of the large limb hanging high in the tree adjacent to B Building. Our landscaping company is working on getting someone out to safely bring the limb down.

Garbage Collection: Garbage and Recycling dumpster pickup dates were missed last week and again this week. Recology has been called. As a friendly reminder, please take the time to separate out your compost, garbage and recycling and get them into the proper bins. We risk fines and pickup refusal if we have offending bins. Please breakdown boxes before putting them into the bins.

Upcoming Meetings: All held at Clubhouse unless otherwise specified

1-9-25 Board Meeting, 7 pm

2-13-25 Board meeting, 7 pm

2-20-25 Annual Meeting, 7 pm social / 7:30 meeting

1-9-25 Board Meeting Agenda:

Call to order

Board Members Present

Board Members Absent

Executive Session Discussion

Guests Present

Approval of 12-19-24 minutes

Reports:

-Treasurer

-Landscape

-Building And Maintenance

-Nominating Committee

Old Business:

-Update on D1 water intrusion.

-Update on H2/H4 deck and siding.

New Business:

-2020 High Risk Components Amendment. Discussion and motion to clarify 2020 designation of high risk components.

-Quote for B Building Repair.

-Quote for N1 water damage repair.

-Expenses associated with various projects.

Motion to Adjourn

Dec 16, 2024

Greetings,

More limbs down: We had more limbs and part of a gutter come down this weekend in the second round of high wind gusts. There is a large branch hanging in the tall fir on the 15th Ave NE side of B building. Cones are being placed in the adjacent garden area until we can get a tree service out to remove the limb. A sizable limb was also reported down behind J carport, luckily with no damage. Savatree returned to campus today to chip out the stump and roots of the large fir tree from around the electrical vault. The wood chips were recycled back into the same area.

Gutters: We have engaged Gu-Wi Gutters to sweep the building roofs and clear all gutters. They will also address the run of gutter that came down Sat. night at B bldg.

Upcoming Board Elections: We are seeking volunteers to serve on your Noble Fir Homeowners Association Board. There will be three positions to fill. Eric Stevens is heading the nominating committee. Please contact Eric for more detail if you are interested in serving. Eric's email is noblefirs.sea.atlarge@gmail.com.

NE 143rd St Gate: Cate Forrest advises we need additional volunteers for closing the NE 143rd St gate. Please call or text Cate at (206) 773-3300 if you can assist. Thank you Cate for coordinating and thank you all for volunteering. Many Thanks as well to Tina who has been opening the gate each morning.

Upcoming Meetings:

12-19-24 Board Meeting, 7 pm Clubhouse

12-19-24 Board Meeting Agenda:

Call to order

Board Members Present

Board Members Absent

Guests Present

Approval of 11-14-24 minutes

Reports:

-Treasurer

-Landscape

-Building And Maintenance

Old Business:

-Updates on various pending repair projects

-FinCEN ID reporting

-Reserve study input

New Business:

-D2, water intrusion/mold discovery

-D1/D2, lower courtyard drain issue

-D5 remodel request

Motion to Adjourn

Dec 7, 2024

Greetings!

First and foremost, I extend our gratitude to Judith Rickard for her years of service on our board. She improved transparency through her weekly updates, and behind the scenes, she developed additional structure, goals and documentation that will guide and assist future board members. We wish Judith all the best in her new journey.

Happenings Around Campus This Week

- C Carport, security lighting permanent repair is complete. No issues were encountered during trenching between D and C Carport.
- Mike continues his work on repairing the clubhouse beams. With the first section complete, a day laborer was hired to help move the scaffolding to the west side of the building.
- The cement fencing along 15th Ave NE was cleared of windstorm debris and pressure washed.
- B Building tree damage was inspected and flashing was installed to prevent water penetration. Quorum is working on securing bids for repair work.
- The large stump from the offending tree will be removed along with the roots entangling the underground vault lid.
- Maggie's crew tackled the wood chip pile near M building, assisting Abel as he distributed wheelbarrows of chips around the property.
- East Side Landscape continued leaf and storm debris cleanup.
- Several residents notified police about the van parked against the cement blocks on 143rd. Parking enforcement was out Friday tagging the vehicle.

Garbage - We had a couple overloaded bins this week. Reminder - If your bin lid won't close flat, please walk your trash/recycle down to the large containers located in the 17th Ave NE corral.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Holiday Party: Sun, Dec 15, 300-530p

Executive Board meeting: (RESCHEDULED) Thu, Dec 19, 700p

Sue Rasp

Noble Firs HOA

NOV 28 – DEC 4, 2024

Happy Thanksgiving!

"Weekly Update" update - This is my last WU email. I want to thank the many neighbors who have let me know that these emails have been informative and useful. I've enjoyed writing them.

Will the WU continue into the future? That's a good question. In the last 20 months, I've discovered that the seven HOA Board members (remember, unpaid volunteers!) do the work of twice that number...and for the next three months, it will be only six on the Board. It is unclear if the workload will allow for the WU to continue. Stay tuned.

Meeting Minutes - Scroll down for the draft minutes for both the November Executive Board meeting and the November HOA meeting.

B building's tree: SavATree was here on Tue to remove the large fir tree that fell onto the southeast wall of B. Quorum will be managing the building repair which will be a major project.

Building and Maintenance NEWS -

-C carport security lights - The electrician was here on Monday for an emergency repair to get the lights working. It looks like a complete repair will require a trench between the C and D carports.

-M lamp post electrical repair - The same day, the electrician repaired the M lamp post electrical problem.

-Signage at the 143rd gate - Due to ongoing vandalism, the Board decided a couple of months ago to deactivate the "Noble Firs - For Sale" sign and flyer boxes. Mike discovered that the support pole for the sign was rotted and he removed it. The main Noble Firs sign on the fence is still there (and so far has no graffiti).

-As soon as Mike finishes the Clubhouse roof beam repair, the plan is for another round of handrail repair, and then the completion of the last phase of the pool surround repair project. (All subject to change, of course, as other repair needs dictate.)

Garbage - ONE DAY LATER for black/green bins

Friday afternoon - Green bins disappear and black bins are set out.

Saturday - Recology empties black bins.

Saturday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday (NO CHANGE) - Recology empties the dumpsters and blue bins.

Thank you!! to Sue Rasp and her team of volunteers who take over with the garbage duty on Mike's days off.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Social Committee meeting and Clubhouse holiday decorating: Tue, Dec 3, 600p

Executive Board meeting: (RESCHEDULED) Thu, Dec 19, 700p

Holiday Party: Sun, Dec 15, 300-530p

Judith Rickard

Noble Firs HOA President

Noble Firs Board Meeting

November 14, 2024

DRAFT MINUTES

Board Members Present: Judith Rickard, Eric Stevens, Maggie Bassetti, Sue Rasp, Barbara Peterson, Travis Taylor

Board Members Absent: Nancy Cornwell

Guests Present: Georgia Kumor, Tina Roush, Sara Clark, Mike Johnson

7:05 – Call to order

7:16 – Motion to adjourn to Executive Session to discuss salary/compensation, seconded, passed unanimously.

7:26 – Return to open session.

Motion: Authorization to issue a year-end bonus to Mike Johnson and to Abel Staricka, which is to be paid prior to 12-31-24. Motion seconded, passed unanimously.

Motion: Approval of the October minutes. Motion seconded, passed unanimously.

President's Update: Judith announced her impending departure from our Noble Fir Community. Due to a change in her personal situation, she will be moving out in December and will list her Condo in January. The board acknowledged this difficult decision and affirmed to Judith, that her first priority should be her health and wellbeing. She has done a tremendous amount of work for the community and will be greatly missed. Discussion commenced regarding transition of duties. Judith suggested 11-30-24 as her resignation date. She is pulling records together to facilitate a smooth transfer of knowledge.

Transition action plan:

-Sue will step into the role of acting president as of 12/1/24 until the new board members are elected in February 2025.

-Nancy will maintain the website, rosters and minutes.

-Judith will work with Travis & Mike will jointly determine what work items can be handled in-house vs managed by Quorum.

-Mike will assume the role of contact person with Seattle Public Utilities.

-We will transition to Travis/Mike/Board using the Quorum website for requests for work orders. If residents submit a work order Quorum will refer it back to Travis to decide if it can be handled in-house. If not, it will be posted as a Quorum maintenance request. Judith has arranged for Quorum to grant read-only access to Asana, their project management software.

-Judith suggested as an option, the board has the ability to appoint a homeowner into an assistant position to a board member. A question arose on how to handle inclusion of an assistant in confidential discussions during an executive session. Answer is they would be allowed to attend, but would not have voting power. A second question was raised asking if liability of an assistant would be covered under the Directors and Officers coverage part of our policy. We would need to research that.

-It was also recommended that we renegotiate the contract with Quorum to include clear expectations of responsibilities, performance and obligations of both parties.

-We will activate the nominating committee with Eric taking the lead with Nancy and Sue assisting. With Judith's departure, there will be three positions to fill: One, 1-year term and two, 3-year terms. The elections will take place at the Annual Meeting on 2-20-25. The Board Governance section of the Ops Manual includes the timeline for mailing the nominations packet.

TREASURER'S REPORT

All financials are as of October 31, 2024. Our net assets of \$672,009 are composed of Operating Cash of \$50,692, Reserves (insurance, CD, money market) of \$620,945, and Social Fund of \$372. Operating cash was down \$30,000 over last month-end as summer/fall work invoices are finally coming in, absorbing excess accrued cash.

Strategies regarding the high balance of multiple accounts at Home Street Bank will be discussed at our December 12 board meeting. Big bills will be better known and many paid. An effort is underway to get outstanding invoices sent to Quorum for payment by December 31.

Income: Dues are on track except for one owner in arrears 4 months. Many owners completed payment of their 2024 special assessment in October. Payments through October are 78% of what is expected.

Expenses: All October expenses totaled \$81,306. Notable October payments include: Initial building permit fee for H-even repair; property tax balance on HOA owed parking spots; 3 roof repairs (\$4700); siding repair due to woodpecker damage (\$923); interior repairs or demo charges for L4, J3, E1, and H-even (net ~\$17,700 after 2 expected reimbursements); and D4 deck resurfacing balance (total \$8600). HOA now has just one pest control provider (\$144/mo.). Quorum is seeking refund of a duplicate plumbing bill.

CDs: We have two. All interest remains with CDs to build reserves. Home Street Bank: An 18-mo. CD earning 5% with current value of ~\$158,600. It matures on April 14, 2025. U.S. Bank CD: A 7-mo. CD earning 4.7% with current value of \$244,757 matures next Tuesday. Opened in May, 2023 with \$201k at 4.4% APY, it earned ~\$9000 of interest. At April 2024 renewal, \$30k was added; it will have earned ~\$6600 at maturity. Renewal options were reviewed. The treasurer recommended 5 months at 4%* maturing on April 19, 2025. That generates \$4000 in interest and puts the value of the CD at maturity just under \$250,000. This will allow rebalancing between the two CDs and possibly making additions in April. Also officer elections and the Reserve Study will have occurred. * The bank expects this to be the same next week.

Motion: The Noble Firs Homeowners Association board authorizes its treasurer Barbara Peterson to renew its U.S. Bank CD for 5 months at 4% AYP, maturing on April 19, 2025. Motion seconded, passed unanimously.

NEW BUSINESS

-K Bldg basement storage water damage: The sump pump was unplugged, likely by the construction crew working on K1, causing water to overflow from the drain outside the lower storage door and into the storage locker area. Notice sent to owners in K Bldg to check their lower storage lockers and inventory any damage. Remediation and repair project referred to Quorum.

-Gutters: Many buildings are experiencing gutter overflows. We will follow up with Quorum for status on their contracting with a new gutter cleaning and repair company.

-Reserve Study: Travis, Judith, Mike and Sue met with Jeff Samdal of Samdal Associates on 10-30-24 to discuss his process in conducting the Reserve Study. He came back to the property to inspect and take photos during a break in the rain. He requested historical information on structural repairs and improvements which Judith has supplied. He will be sending a draft report to use by the end of the year. We will then review the draft and let him know if there is something that needs to be addressed before he issues his final report.

-Envelope study: During our discussion with Jeff, we asked him whether it makes sense for us to conduct an intrusive envelope study now, given the age of our buildings (our siding is 53 years old) and the likelihood of the need to re-clad the buildings in 5-10 years. He agreed that the approximately \$20,000 for an intrusive envelope study would be money better spent on other needs.

-Federal law requiring Board members register: Quorum notified us of a Corporate Transparent Act (CTA) requirement for all condo boards. The CTA requires the action of each board member to comply by a due date of 12-31-24. Eric will conduct further research into the issue and will report back at the December board meeting with a suggested work plan.

9:00 pm - Motion to adjourn, seconded, passed unanimously.

DRAFT Noble Firs HOA Meeting Minutes

Thursday, November 21, 2024

7:30 pm

Call to order 7:30 pm

Board members present: Judith Rickard, Sue Rasp, Nancy Cornwell, Barbara Peterson, Travis Taylor, Maggie Bassetti, Eric Taylor

Guests: Graham Horgdal, Quorum

Attendees: Vonnie Breidenstein C3, Andrew Burkhardt H3, Colleen Compton G6, Jenny Cotton A3, Judy Felch N5, Laura-lee Fineman Karp C3, Lois Horton N2, Barbara Howard L3, Jeri Ismert K4, Tamara Kiselman E4, Georgia Ann Kumor H2, Gaby Madrid B6, Lanny McGrew M6, Warren Peterson H4, Mariette Poirier N1, Tina Roush K6, David Seney C2, Lena Sorensen L1, Melissa Steele J1, Alaura Valley A5, Peter VanBorkulo M4, Mike Johnson OSPM

Zoom attendees: Richard Singleton G2, Charles Hawman E6, Steve Schoenfeld L5, Elinora Hernandez F3, Bob Robins E5

Introduce new residents: Jeri Ismert K4

Motion to approval minute from 9-19-24 HOA Meeting. Seconded. Unanimous approval.

Reports

Treasurer – Barbara Peterson

Our net assets as of October 31 were \$672, 009. Reserves are the greater portion just shy of \$621,000. The balance is operating cash and the social committee funds.

Regarding income, dues are on track except for one owner in arrears 4 months. The board is aware and hopes for a resolution soon. Many owners completed payment of their 2024 special assessment in October. Payments through last month are 78% of what is expected. Some owners are taking advantage of the extended deadline of October 2025.

All October expenses totaled \$81,306. Details about October as well as September expenses can be found in the October and November board minutes on our homeowners' website.

We have two CDs as part of our reserves. One earns 5% with a current value of ~\$158,600

and matures on April 14, 2025. The other was just renewed Tuesday of this week for 5 months at 4% APY maturing on April 19, 2025. At that time, we will rebalance the two CDs and ladder them as the second CD will have a nearly \$250,000 value. That CD started in May 2023 at \$201,000, had \$30,000 added at its April renewal, and has earned about \$15,600 over those 18 months. The latest renewal value was \$244,757.

Landscape – Maggie Bassetti

As we look toward our 2025 plans regarding the Noble Firs Landscape and Grounds, there are no major projects to outline. Much of the routine will be the same as other years – regular maintenance by ESLC, planting and pruning by Abel. Areas to be focused on are the small beds near E & F bldgs by the stop sign. We will continue to add bulbs and plants periodically into the woodland meadow area. We will also add additional arborist chips to areas as needed to help with weed control and reduce water usage.

Building and Maintenance – Travis Taylor

Covering the most recent events not mentioned in the Weekly Update email:

A few branches fell down on B building during Tuesday's windstorm. Unfortunately, they were still attached to a rather large tree at the time. We know there's damage, but we won't know how extensive it is until we can get the tree removed.

As best I can tell, we lost power around 8pm Tuesday evening, and it was restored around 11pm Wednesday evening. We also lost phones and data. Some texting was possible, but group texts had more difficulty going out than person-to-person texts. All things considered, as bad as it was, we were relatively fortunate. Lake Forest Park is still mostly without power, and with more crummy weather on the way.

My thanks to everyone out helping with cleanup; the worst of the downed branches were pulled off to the side of the driveways and sidewalks by 9am Wednesday morning, and most of the rest of the assorted litter was swept, raked, or blown clear by day's end.

Fortunately, we didn't need to activate the generators to run the sump pumps. The wind was terrible, but there was little corresponding rain, and as a precaution, we'd been keeping the pumps on during the day with all the rain we'd been having up to that point. This also meant that the outdoor lights were on and thank you to all the sharp-eyed residents that pointed this out. To explain: we run the sump pumps off of the power running

to the outside of the buildings, rather than going through the wall and running them off of individual residents' units. This means that most of the time, the pumps are off during the day and turn on in the evening when the light timers or light sensors send a signal to power up the outdoor lights. We can override those timers and sensors, and keep the plugs powered all day, but that also means the outdoor lights are on during that time.

Ending on a more positive note: Repairs of the clubhouse exterior beams are proceeding nicely. We tested the process of removing the rot, coating the inside with epoxy resin to seal it, and then using wooden molds and epoxy filling to rebuild the structure. Mike said the first batch looks amazing. Once the epoxy has cured fully, it's a simple matter of paint, and the beams will be whole again, with no loss of strength. (However, I cannot recommend the process for DIY dentistry, no matter how big a filling you might need.)

Social Committee – Lois Horton, Chair

The Social Committee met to make plans for the Holiday Open House in December. The date is Sunday, December 15 from 3:00 to 5:30. We will have sweet items and savory items. We welcome any favorite holiday goodies you would like to share. Besides goodies to eat and joining our neighbors, we will have singing to get into the Holiday spirit, at the Open House.

We will be decorating the club house on Tuesday, December 3, starting at 6:00 pm. We welcome anyone to join us for this fun activity. We especially would welcome any tall, strong individuals to help us put up the two trees.

Please join us to help us turn the clubhouse into a magical place on December 3 and join us on December 15 to bring on the Holiday Spirit. Bring canned or packaged food items for the Lake City Food Bank. If you have any questions or concerns, please contact a member of the committee or the chair.

Our next meeting will be December 3 at 6:00p combined with decorating the clubhouse.

Social Committee members: Lois Horton, Chair, Judy Felch, Barbara Hubbard, Sally Mackey, Mariette Poirier, Tina Roush, David Seney, Sue Rasp, Board.

Disaster Preparation – Vonnie Breidenstein and Laura-Lee Fineman Karp, co-Chairs

The disaster preparedness committee met on Sunday, Oct 20. A mix of new residents and

“old” residents attended. Judith Richard led a discussion of human waste management strategies in a disaster.

The committee will meet again, Sunday, Jan 12 at 5:30 pm. Light dinner will be provided.

Weather comment – The recent storm and power outage is a good time to review what worked and didn’t work and prepare for the next event. Have - lantern, flashlight, power source, batteries, power bank, presto logs/wood, phone charger, etc.

Old business: None

New business: Presentation and ratification of 2025 Budget

Judith Rickard opened this part of the meeting stating that since she is a “lame duck president”, resigning at the end of the month, Vice-President Sue Rasp and Treasurer Barbara Peterson will lead the presentation.

Barbara compared the 2024 budget to the 2025 budget in the same format as mailed to each owner in advance of the meeting plus additional overview. She explained category by category, what was included in each category, and reasoning for budget increases – knowns, unknowns, and projected needs.

Barbara presented a pie chart showing exactly how each member’s dues monies are allocated to the various categories to give an overall picture of expenses and their effects.

Question from the floor about the “Salaries” line item under Payroll Expense in the budget. Barbara explained that the category “Salaries” in our accounting software includes paycheck, employer payroll taxes, ADP charges for payroll processing, and an allowance for possible overtime expenses. The “Payroll Expense” category also includes a medical insurance allowance paid to our employee and mileage reimbursement for using his vehicle for HOA purposes. The compensation package, as a whole, considers salary plus the value of the apartment with utilities. (As opposed to paying that much more in wages and then turning around, collecting rent and becoming a landlord.)

Question from the floor regarding the economics of employing a full time onsite maintenance person versus contracting outside labor for every aspect of work needed. Discussion regarding higher labor cost per use, timeliness of commitment and actually getting work done, unmanageable quantity of “jobs” to handle and assurance of quality,

licensing/bonding/liability, etc. One resident (with extensive experience with independent contractors/day labor) said it is much more cost effective to have a full time onsite reliable employee with a wide range of abilities.

At the end of the budget presentation, Judith explained that the budget mailed to the HOA membership and just reviewed is the 2025 budget as approved by the Board. It stands, as is, unless the HOA members present at the meeting (in person, electronically, or by proxy) vote to reject the budget. In order to initiate a vote, Judith called for a motion from the floor; there was no motion. Judith repeated her call for a motion, and again there was no motion. Judith then declared that the 2025 budget as presented to the HOA was therefore ratified.

Judith called for a motion to adjourn; so moved, seconded, and approved unanimously.

Meeting adjourned at 8:47pm.

Nancy Cornwell
Noble Firs HOA Secretary

NOV 22 – NOV 27, 2024

2025 Budget Update - I delayed publishing this email by a day so I could include a brief summary of last night's HOA meeting about the 2025 budget. (The draft minutes will be published later.)

At the meeting, attended by about 30 residents plus another four by Zoom, the Board's approved budget was presented. There was time for questions and discussion. At the end, there was a call to the floor for a motion to reject the budget (a motion is required in order to trigger a vote). There was no motion, so the 2025 budget as approved by the Board is ratified.

Storm damage: The big news, of course, is the BIG tree that fell onto B during the Tue night storm. The residents of B6 are OK. Our regular arborist is not able to handle such a big tree removal, but ESLC (our landscape maintenance company) has helped us find a contractor who can do the job. After the tree is removed, the building's condition will need to be evaluated (likely by a structural engineer) to determine the scope of repairs.

Power outages: After our 27 hours without power, this is a great time to evaluate personal readiness for emergencies. (And a dress rehearsal for a major disaster, like an earthquake.) Were you ready? Flashlights? Presto-logs? Headlamps? Gas in the car? Food that doesn't need cooking? Emergency cash? Ways to charge your devices?

Building and Maintenance NEWS -

-Mike is making progress on the Clubhouse roof beam repair. Mike's skills and the use of an epoxy filler allows this repair to be done in-house at a great cost savings.

-If the power outage had continued and/or significant rains returned, Mike was ready to implement our plan to wheel a generator around to each of the sump pumps to stay on top of any water accumulation.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Social Committee meeting and Clubhouse holiday decorating: Tue, Dec 3, 600p

Executive Board meeting: Thu, Dec 12, 700p

Holiday Party: stay tuned for details

Judith Rickard

Noble Firs HOA President

NOV 14– NOV 20, 2024

Announcement - At last night's Board meeting, I announced my resignation from the Board effective Nov 30, as I will be moving in mid-December and selling my condo in January. This step is precipitated by recently discovered personal, financial, and health issues. As I told the Board, I'm finding it profoundly difficult to leave this community and all the wonderful residents.

My departure means that for 2025, the three Board positions currently held by me, Maggie Bassetti, and Travis Taylor are up for election. The Board's Nominating Committee will be reaching out to the Noble Firs community to solicit volunteers to run for the Board. In the meantime, Sue Rasp will be acting president. Between now and Nov 30, I will be handing off my current duties and projects.

2025 Budget packet - By now, you should have received the 2025 Budget packet in your mail. (If you have not, please contact Quorum.) Please review the information and put the HOA meeting date of Nov 21 on your calendar (or fill out the proxy form if you can't attend). Voting on ratification of the 2025 Budget will take place at this meeting. In order to vote, you must be present in person, by phone, by Zoom, or via proxy.

Please note that the page in the document titled "Noble Firs Reserve Study Per unit current deficit or surplus in reserve funding" is NOT notice of an assessment. It is just fulfilling an RCW requirement that owners be notified of the amount each would pay in order to fully fund the recommended reserve (savings) account. Please let me know if you have any questions.

Security - Another report has been received of a resident having a suspicious person at their front door. The person was claiming that they had a (fictitious) grocery order for the resident. If you have someone come to your door with a sketchy story about goods or services you have not ordered, please call 911 immediately to report a trespasser.

As mentioned a couple of weeks ago, consider not answering your door if you don't recognize who is knocking. (If you don't have a peephole in your door, feel free to have one installed.) If you do open your door, keep your storm door locked. Keep a stick in the slider track to prevent the slider from opening, especially for in the Garden units.

Power outages: November is a month prone to power outages as we experience active, windy weather fronts while the trees still have leaves. Down come the power lines! Power outages, even long ones, do not rise to the level of HOA disaster response because other utility services and emergency personnel are still available. However, it's a great time for Noble Firs neighbors to look out for each other! Plus, please be personally prepared with flashlights and battery lamps (NO candles, please) and gas in the car in case you need to temporarily relocate.

Building and Maintenance NEWS -

-Mike is finishing up with pressure washing and has started the Clubhouse roof beam repair. In order to clear space and stockpile supplies, he will be temporarily storing lumber and some other building supplies on the pool deck.

-The parking lot lighting behind C carport is not working. Quorum is working on bringing in an electrician.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Mike Johnson will be taking over as the designated contact with SPU. Please email him to report garbage/recycling/food waste collection issues, bins that need replacing, etc.

Concerns related to residents inappropriately disposing of their trash need to be directed to the Board.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Executive Board meeting: Thu, Nov 14, 700p

HOA meeting: Thu, Nov 21, 730p (coffee and cookies 700p)

Executive Board meeting: Thu, Dec 12, 700p

Judith Rickard

Noble Firs HOA President

NOV 7 – NOV 13, 2024

Note: In order to include information from the upcoming Nov 14 Board meeting, next week's Update will be published on Friday.

Announcement - At last night's Board meeting, I announced my resignation from the Board effective Nov 30, as I will be moving in mid-December and selling my condo in January. This step is precipitated by recently discovered personal, financial, and health issues. As I told the Board, I'm finding it profoundly difficult to leave this community and all the wonderful residents.

My departure means that for 2025, the three Board positions currently held by me, Maggie Bassetti, and Travis Taylor are up for election. The Board's Nominating Committee will be reaching out to the Noble Firs community to solicit volunteers to run for the Board. In the meantime, Sue Rasp will be acting president. Between now and Nov 30, I will be handing off my current duties and projects.

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Building and Maintenance NEWS -

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Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Executive Board meeting: Thu, Nov 14, 700p

HOA meeting: Thu, Nov 21, 730p (coffee and cookies 700p)

Executive Board meeting: Thu, Dec 12, 700p

Judith Rickard

Noble Firs HOA President

2025 Budget: The 2025 Budget packet has been mailed. Please review the information and put the HOA meeting date of Nov 21 on your calendar (or fill out the proxy form if you can't attend).

Building and Maintenance NEWS -

-Lights out behind C carport: We have asked Quorum to dispatch an electrician. Mike and Travis tried to track down the problem but no luck.

-This upcoming week, Mike will be finishing with pressure washing. Now that the scaffolding has been set up to start the repair of the Clubhouse roof beams that will be the next big job.

-Speaking of pressure washing, the Maintenance Team has been brainstorming alternatives to using the pressure washer in the Garden unit courtyard areas. These areas are in the shade so they develop moss and algae which gets very slick when wet, and especially if there is freezing weather. Pressure washing has been the traditional solution, but that brings the issue of water incursion over door thresholds - the original construction did not include adequate sealing for these thresholds. Instead of pressure washing, Mike will be

experimenting with Wet and Forget, a moss/algae-icide that Chambery Park uses successfully. Stay tuned.

Reserve Study - A subset of the Board had an excellent meeting with Jeff Samdal of Samdal and Associates, our new reserve study consultant. He has an excellent reputation for producing high quality reserve studies. Our new study should be published by Jan.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

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Monday - Recology empties the dumpsters and blue bins.

Overflowing garbage cans - Several times in the last few months, I have received reports from residents of garbage bins that are overfull, i.e., the lid is propped up by too many bags of garbage. Every bin that is overfull can result in a penalty fee added to our SPU bill, which means the cost is borne by all of us. If your building's garbage bin(s) are full, please take your bag(s) of garbage to the dumpster in the big corral (southeast corner of campus). If you have mobility or other issues making that difficult, please let Travis (noblefirs.sea.facilities@gmail.com) know.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Executive Board meeting: Thu, Nov 14, 700p

HOA meeting: Thu, Nov 21, 730p (coffee and cookies 700p)

Executive Board meeting: Thu, Dec 12, 700p

Judith Rickard

Noble Firs HOA President

OCT 31 – NOV 6, 2024

Happy Halloween! - Please remember that Halloween is the one night of the year that the 143rd gate is closed early, a Note: In order to include information from the upcoming Nov 14 Board meeting, next week's Update will be published on Friday.

2025 Budget: The 2025 Budget packet has been mailed. Please review the information and put the HOA meeting date of Nov 21 on your calendar (or fill out the proxy form if you can't attend).

Building and Maintenance NEWS -

-Lights out behind C carport: We have asked Quorum to dispatch an electrician. Mike and Travis tried to track down the problem but no luck.

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Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Executive Board meeting: Thu, Nov 14, 700p

HOA meeting: Thu, Nov 21, 730p (coffee and cookies 700p)

Executive Board meeting: Thu, Dec 12, 700p

Judith Rickard

Noble Firs HOA President

t 500p. Also, please, no trick-or-treating on campus.

Social Committee - A huge thank you to the Social Committee for their work on hosting a festive and fun Halloween party. Please think about joining the committee - our social events are a big part of what makes Noble Firs special. The next meeting is Tue, Nov 5 at 700p in the Clubhouse. It's planning time for the Holiday Party!

Pumpkins for Pigs - Lois Horton says if you would like to treat Abel's pigs with your pumpkins, please put them in the parking area behind the C carport. He will be leaving early today to go Trick-or-Treating, but you can put them out next week. also. Oink!

Governing Documents - There is now a copy of NF Declaration, ByLaws, and Rules and Regulations in a binder on the desk in the Clubhouse office area. Thanks, Maggie! (These documents are also available online on the Quorum website and the NF website. The R&R are in a format that can be word searched.)

Lost and Found - Found on the curb near the stairs down to the L basement storage, a pair of women's white sneakers with a Tulalip Casino membership card for Ms. Karma Augerot, expired in Jan 2023. Contact Lena Sorensen.

Building and Maintenance NEWS -

-Sometime in the next two weeks, the irrigation system will be winterized and shut off, along with the campus water spigots.

-There are still ongoing bids and repairs around campus, but it has been another week with no new major building issue.

-The fall rains have begun in earnest, and yes, we need gutter cleaning and repairs. Our previous vendor's performance was sub-par in the last few visits, and we are working with Quorum to get bids from new companies.

-This upcoming week, Mike will be continuing to pressure wash. The scaffolding removal at D and setting up for the repair of the Clubhouse roof beams had to be paused while we set up a new contract for hiring a day laborer. That will hopefully happen this coming week.

Neighborhood news - The bus signs have been removed on 143rd so that area is now open to parking.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Social Committee: Tue, Nov 5, 700p

Executive Board meeting: Thu, Nov 14, 700p

HOA meeting: Thu, Nov 21, 730p (coffee and cookies 700p)

Executive Board meeting: Thu, Dec 12, 700p

Judith Rickard

Noble Firs HOA President

OCT 24 – OCT 30, 2024

Security - A couple of recent security issues to remind us to take care and be aware of our personal security. A resident had some items stolen from their front porch. And another resident had a couple of sketchy individuals knocking on her front door saying they were from an internet company (no paperwork or ID shown). Thank you to both residents who made police reports.

Here are a couple of security strategies mentioned by neighbors: Some residents just don't answer their door if they don't recognize who is knocking. (If you don't have a peephole in your door, feel free to have one installed.) In addition, many folks with storm doors will keep them locked at all times. And, keeping a stick in the slider track to prevent the slider from opening is a great idea, especially for those in Garden units.

The Board has discussed extensively the issues of campus security. Unfortunately, there is no financially reasonable way our campus can be made effectively secure. Our fences and gates can be hopped over easily, and the estimates for replacing them run well into six figures.

Halloween Party - Spooooky!!! Come party (in costume or not) Sat, Oct 26. Kids from 500-530p to show off costumes and get treats. Adults party on until 800p. Costume contest (prizes!), food and drinks.

Building and Maintenance NEWS -

-So nice to have a short report. Ongoing work previously reported continues, but the big news is that there has been no new building emergency in the last week. We have earned this break!

-The D4 deck and new railing are complete.

-This upcoming week, Mike will be pressure washing and setting up for the repair of the Clubhouse roof beams (beam ends rotted). He will have a temp laborer on campus for a day to help remove the scaffolding at D4, etc.

Fall clean-up - This is the time of year when many of us are transitioning our deck and patio plantings to winter-mode. As planting pots, tomato cages, etc are retired for the season, please clean them (insects, slug eggs, etc hide in any crusted on dirt) and store in your storage closet or basement locker. Our rules state that decks and patios may not be used for storage. Also, please do not store seasonal planting pots, etc. in our garden areas or carports.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Halloween Party: Sat, Oct 26, 500p

Executive Board meeting: Thu, Nov 14, 700p

HOA meeting: Thu, Nov 21, 730p (coffee and cookies 700p)

Judith Rickard

Noble Firs HOA President

OCT 17 – OCT 23, 2024

Abel's produce delivery - Produce deliveries from Abel are all over for the season. Thanks, Abel! And also thanks to Jenny for her support.

Halloween Party - Be sure to RSVP* by next Wed! Spooooky!!! Come party in costume (or not) Sat, Oct 26. Kids from 500-530p to show off costumes and get treats. Adults party on until 800p. Costume contest (prizes!), food and drinks. (*RSVP lhorton@gmail.com or 206-524-7405)

Building and Maintenance NEWS -

-Early heads-up: Sometime in the next few weeks, the water to the ENTIRE CAMPUS will be shut off for a day. In preparation, this is a good opportunity to make sure you have buckets for the water you will need for a day.

-The permitting process will significantly delay the repair of the southwest corner of H ("H-even as it is the even numbered side of the building).

-Major restoration work following water damage continues in C1, D2, J2, and K1.

-E1 is drying out after a significant water intrusion event. The remediation contractor is hopeful that no major repairs will be needed.

-We have heard from several contractors doing roof and upper level repairs that our gutters and downspouts are blocked. Plus, we have some needed gutter repairs, so we getting bids from a couple of new companies that do both gutter cleaning and repairs.

-Mike returned yesterday after a couple of days off. This upcoming week, he will be alternating pressure washing with work on the D4 deck railing.

Disaster Preparedness - The Disaster Preparedness Committee is back! On Sunday, Oct 20 at 530p, come for a soup and cornbread dinner while you hear about Noble Firs disaster planning and response. Do you know the difference between a disaster and an emergency?

Neighborhood news - No news is good news regarding decommission of the bus transfer point on 143rd. As long as the bus signs are there, it's keeping the illegally parked RVs from moving in.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Disaster Preparedness presentation: Sun, Oct 20, 530p

RSVPs due for Halloween Part: Wed, Oct 23

Halloween Party: Sat, Oct 26, 500p

Executive Board meeting: Thu, Nov 14, 700p

HOA meeting: Thu, Nov 21, 730p (coffee and cookies 700p)

Judith Rickard

Noble Firs HOA President

DRAFT Noble Firs Homeowners Association

Board Meeting Minutes

October 10, 2024 7:00 pm

Call to order: 7:02 pm by Judith Rickard, President

Attendance:

Board members present: Judith Rickard, Sue Rasp, Nancy Cornwell, Barbara Peterson, Travis Taylor, Maggie Bassetti, Eric Stevens (via zoom / then ~ 8:30 in person)

Guests: Graham Horgdal (Quorum), Sara Clark, Georgia Ann Kumor, Tina Roush

Approval of Sept. 12, 2024 minutes: Motion made, seconded, approved unanimously.

Open comment period for residents: No requests

Reports

Treasurer's Report - Barbara Peterson

All financials are as of September 30, 2024

Our net assets of \$678,069 are composed of Operating Cash (\$80,890), Reserves (\$596,608), and Social (\$571).

Reserves include insurance, CD, and cash reserves. CD interest of ~\$2,200 is not yet recorded.

Income: **Dues** is short four months of contribution by each of two owners, though one caught up in early October.

Expenses: Of particular note: **Plumbing** repairs for L6 to L4 waste pipe (\$2087) and C3 – C4 kitchen drain pipe (\$3531) and **Interior Repairs** totaling \$18,796 for restoration work on C1, C3, C4, J2 and L4. Both accounts now exceed their budget. Many completed repairs have invoices yet to be sent while other repairs are awaiting bids. Remaining accounts are as anticipated.

Coming soon: October tax payments on our 12 parking spaces (~\$ 220 each), U.S. Bank CD maturity on November 19th, and November 21 HOA vote on proposed 2025 budget.

Old Business - none

New Business

Review and action on D2 kitchen renovation: Board approved.

2025 budget presentation and vote:

Judith provided an overview of the decisions needed tonight:

1. Decide on a 2025 budget, including dues effective 1/1/2025.
-

Balance expenses to income and dues.

2. Decide on how to handle what is estimated to be the year-end *minimum* \$70,000 shortfall (drawn from reserves)

Options to recoup shortfall/replenish reserves:

- a. Special assessment (SA) included as an adjunct to the budget approved tonight

a. Recoup estimated shortfall via an add-on to the regular dues increase in tonight's 2025 budget

a. *Take no action now and pass a supplemental budget at the beginning of next year with a SA to repay the exact amount taken from reserves as of the end of 2024.

*The last choice would also be informed by an updated reserve study. (see below – under discussion)

Discussion:

The main culprits to putting us way over budget for 2024:

Plumbing repairs (up to ~ \$9885 over budget)

Interior restoration (up to ~ \$86,956 over budget)

In addition, for 2025 our insurer, American Family, is getting out of the condo insurance business. All indications point to very large premium increases. Unknown amount until 90 days before renewal mid-April for July renewal).

And, we hope to have an updated Reserve Study before the end of the year that will give us an indication of anticipated upcoming expenses along with the recommended Reserves funding (for financial health). (The Reserve Study, non-invasive, is not expected until the end of November.)

Lengthy discussion of the pros and cons regarding the various approaches to balancing the budget, replenishing the Reserves amount withdrawn in 2024, and building the Reserves up to a minimum acceptable. (outlined above – a,b,c)

Consensus: Pass a budget for 2025 that raises dues to adequately cover projected expenses (inflation and other known cost increases) and wait until next year to make a decision on a Special Assessment to after we have final actual 2024 expenses and Reserve Study recommendation.

Motion to adopt 2025 budget as presented* with 7% dues increase effective 1-1-25.
Seconded. Passed unanimously.

President's update

N3 delinquent dues have been paid

Motion to adjourn 9:18 pm. Seconded and passed unanimously.

Submitted by

Nancy Cornwell

Secretary

*Entire budget document will be included in mailing to the membership, before the end of October. Email Judith if you would like a copy emailed to you now.

OCT 10 – OCT 16, 2024

Abel's produce delivery - Jenny says "Abel brought one cooler today.

Bok choy, tomatoes, garlic, red peppers, cabbage, kale, zucchini, and cucumbers. If not home, please put money in mailbox." Come and check the organic goodies in the entryway of A3. Prices are marked.

Pool closing - It has been a wonderful summer and the early Oct warmth allowed for an extension of the pool season. Sadly, the time has come to close the pool. Please enjoy the last day of 2024's pool season on Sunday, Oct 13. Thank you again to Nancy and the Pool Crew for making it possible to keep the pool open for weekends this summer!

Halloween Decorating - This Saturday, Oct 12 at 1000am, everyone is invited to come help the Social Committee decorate the Clubhouse for Halloween. Get into the spooky spirit for the upcoming Halloween party!

Building and Maintenance NEWS -

-The demolition on the southwest corner of H is complete. The architect has looked at the site, and a structural engineer assessment is next. A building permit will be needed before bids can be solicited.

-D4 deck: New railing next!

-Major restoration work following water damage continues in C1, D2, J2, and K1.

-And, finally a break...it's been over two weeks with no new plumbing emergency! Cancel that - just got a call about a major plumbing leak into E1.

Board meeting tonight - The agenda is below; there are no changes to the version emailed out earlier in the week. The main item of business is to review and vote on the 2025 budget.

Disaster Preparedness - The Disaster Preparedness Committee is back! On Sunday, Oct 20 at 530p, come for a soup and cornbread dinner while you hear about Noble Firs disaster planning and response. Do you know the difference between a disaster and an emergency?

Neighborhood news - The date for reopening 145th west of the freeway has been extended into 2025. Exact date unknown. This is a Shoreline project, so the most current updates are on Shoreline's website. (Note: according to the website, the project includes a second roundabout on the east side of the freeway at the intersection of NE 145th and 5th NE. I was unable to find any information regarding a date for this phase of the project.)

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Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Executive Board meeting: Thu, Oct 10, 700p

Social Committee Halloween Decorating: Sat, Oct 12, 1000a

Disaster Preparedness presentation: Sun, Oct 20, 530p

RSVPs due for Halloween Part: Wed, Oct 23

Halloween Party: Sat, Oct 26 (more details coming)

Executive Board meeting: Thu, Nov 14, 700p

HOA meeting: Thu, Nov 21, 730p (coffee and cookies 700p)

Judith Rickard
Noble Firs HOA President

Residents are welcome as observers, and may address the Board during the open comment period. Instructions for comment period sign-up are below, **PLEASE NOTE: the open comment period is an opportunity to briefly comment on matters affecting the common interest of the community. Individual concerns for which a resident wants specific Board action need to be addressed to the Board in writing.**

Occasionally, items needing urgent attention will be added to the agenda at the time of the meeting.

AGENDA

Call to order 7:00 pm

Roll call

Approval of Sep 12 minutes

Open comment period for residents

Treasurer's Report - Barbara Peterson

Old Business - none

New Business

-Review and action on D2 kitchen renovation

-2025 budget presentation and vote

President's update

Vote to adjourn

OCT 3 – OCT 9, 2024

Abel's produce delivery - Abel brought us apples, cucumbers, tomatoes, beets, chard, kale and garlic, and pickling cucumbers. Come and check the organic goodies any time after 900a. You can find the veg in the entryway of A3 - first come first serve. Prices are marked.

Breaking news re: insurance - We were notified last night that our insurance carrier, American Family, is leaving the condo insurance market. This means that before our current policy expires in July 2025, we will need to find a new insurer, likely at a much higher cost. Budget building for 2025 just got more complicated.

Building and Maintenance NEWS -

-L4 plumbing leak restoration is complete. Owner and renter are very happy with the restored bathroom.

-The demolition on the southwest corner of H is complete. The architect/engineer assessment is next, followed by reconstruction bidding OR building permit application. The exposed structure has been covered for weather protection while next steps are determined.

-D4 deck: As soon as the deck resurfacing is done, Mike will start on rebuilding the railing.

-Interspersed with work on the D4 deck railing, Mike will be continuing to pressure wash, finish parking painting, and coordinating with contractors working around campus.

Pool - Our early Oct warm spell is predicted to continue into next week, so the pool will remain open through at least Thu, Oct 10. Thank you, Nancy and the Pool Crew for making this possible!

Security - Here is what SPD has told us to do when residents observe someone doing something illegal, like trespassing: call 911 AND keep yourself safe, i.e., do not confront the perpetrator. There are two reasons it is important to call SPD instead of a Board member or Mike. First, SPD wants to hear from whoever is actually witnessing the event, rather than a second-hand account. Second, SPD has cautioned us that, not being police officers, there is nothing a Board member or Mike can or should do. (P.S. Unless there is active endangerment of persons or property, staffing shortages means SPD will likely decline to respond. It is still VERY important to make the call, though, so the number of incidents here gets tracked in their statistics.)

Pathway safety - Our pathways are narrow and have blind corners. Last weekend, there were a couple of scary almost-collisions. NF Rules & Regulations address pathway use: *The asphalt walking paths on the Noble Firs grounds are to be used only for walking by residents and guests. Bicycles, skateboards, and other vehicles [including scooters] are not permitted on the pathways. Wheelchairs, strollers, and small-wheeled toddler's vehicles are allowed.*

Lost and Found - A small costume jewelry ring was found on the dining table in the Clubhouse. Contact Sue Rasp.

HOA meeting minutes - See below.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Executive Board meeting: Thu, Oct 10, 700p

Social Committee Halloween Decorating: Sat, Oct 12, 1000a

RSVPs due for Halloween Part: Wed, Oct 23

Halloween Party: Sat, Oct 26 (more details coming)

Executive Board meeting: Thu, Nov 14, 700p

HOA meeting: Thu, Nov 21, 730p (coffee and cookies 700p)

Judith Rickard

Noble Firs HOA President

DRAFT Noble Firs HOA Meeting Minutes

Thursday Sep 19, 2024

7:30 pm

Call to order 7:30 pm

Board members present: Judith Rickard, Sue Rasp, Nancy Cornwell, Barbara Peterson, Travis Taylor, Maggie Bassetti

Board members absent: Eric Stevens

Attendance: Vonnie Breidenstein, Sara Clark, Colleen Compton, Lynn Cordova, Judy Felch, Laura-Lee Fineman Karp, Lois Horton, Howard Hubbard, Barbara Hubbard, Sally Mackey, Michelle O'Brien, Tina Roush, Lena Sorensen, Georgia Kumor

Introduce new residents: Judith welcomed new owners Laura-Lee Fineman Karp C3 and Lynn Cordova D4.

Approval of Minutes from 7-18-24 HOA meeting – Motion, seconded, passed unanimously

Reports

Treasurer – Barbara Petersen

All financials are as of August 31, 2024

Our net assets of \$643,318 are composed of Operating Cash (\$83,297), Reserves (\$574,824), and Social (\$571). Reserves are held as: \$13,502 insurance reserves for 2025, \$399,181 CD reserves, \$162,141 of cash reserves. Special Assessment collections are 62.3% of the goal, 67% of the way through the year.

Operating Income: on-target

Expenses: Of note, the Reserve Study retainer is paid, Maintenance and Repair has had or is expecting numerous unplanned costs (more later), the SPU credit for \$11,007 came through, and little change in Capital Expenses as H5 project hasn't been closed yet.

Net Operating Income and Net Income show more favorably than they will end up being.

Current projections suggest a significant draw-down of reserves to pay numerous unanticipated costs.

Thank you to those few who attended Tea with the Treasurer. We learned some new communication strategies from you.

Landscape – Maggie Bassetti

General landscaping and pruning continue on the grounds. Abel is gone this week but will return next week. We have received a second supply of arborist chips and have begun to spread them in the meadow area and will continue until they have been fully used. Sometime in the next month or so we should receive various bulbs that were ordered in the spring which will be planted in various sections of the meadow.

Building and Maintenance – Travis Taylor

It's been a challenge. This summer has brought windstorms, flooding, smoke, heat, and I'd say locusts, but we already had all the wasp nests last year.

Coming up, we have more than a few projects to stay busy (and then some): In the short term, we have jetting at Building-A coming up, and in preparation, we had a two-way access added to the exterior, so we shouldn't have to enter the unit anymore for the drain line jet. Looking down the road a bit, as it gets colder, Mike will be getting ready to shut down and drain the irrigation system and outdoor water faucets to prevent pipes freezing and bursting. This also means that at some point... yes, we're going to have to close the pool for the winter. (It's been a great season though!) Once the pool is closed, we'll have the space and time to begin repairing the exterior beams on the clubhouse and completing the repairs to the pool surround. We just couldn't do it while the pool was open.

After that, we're already making plans for more asphalt work this fall. The sidewalk repairs between F/L/M buildings were amazing, and kept impact to the plants and trees to a bare minimum. All of that on top of the usual maintenance activities, upkeep, and supervising the multiple projects being done around the property to make sure the place has at least another half-century in it.

Social Committee – Lois Horton

The Social Committee met to make plans for the Halloween party. It will be on Saturday,

October 26. We will be judging kids' costumes 5:00 -5:30 pm. The adult party will be 5:30 – 8:30 pm. There will be prizes for costumes: Most Creative, Most Original, and Scariest. Invitations will go out Oct. 11 with RSVP's due Oct. 23. That means "Let us know if you are coming." That way we can know how much food to buy. You can call or email Judy Felch or Lois Horton. "Don't be a Fraidy Cat! Come to our party." Next meeting is Oct. 1.

Disaster Preparation – Vonnie Breidenstein

After a long hiatus, the Disaster Preparedness Committee will resume meetings this fall. Meeting date TBA – Oct. 13 or Oct. 20 5:30 pm in the clubhouse. We would like to invite all the new residents to learn about how we, as a community, plan to work together in the event of a disaster. For those who have already attended one of our meetings, come for a refresher, and a reminder to stock up or refresh your personal preparedness supplies – especially water and food. Watch your mailbox for dates and times. One of our new owners, Laura-Lee Fineman-Karp (who purchased Calkins Condo) will join the committee as a co-chair.

Old business: None

New business – Budget overview: Judith explained that the primary purpose tonight is to give an overview of the Board's thinking regarding the 2025 budget. The big line-by-line 2–3 hour Board budget meeting will be October 10. All are welcome to attend and observe and learn.

Judith provided an overview of the draft 2025 budget and related issues (see below) considered by the Board at last Thursday's meeting. She explained that the Board's next step in the budget process will be to vote on the 2025 budget at their Oct 10th meeting. The 2025 budget will then go to the HOA membership for ratification on Nov 21st.

The Board's basic assumptions going into their discussion last Thursday:

1. Seattle area inflation for the year ending July 2024 was 5%. This is the minimum for 2025 dues increase.
2. Increases in some budget categories are known/assumed to be greater, e.g., utilities, which bumps up the minimum dues increase to 7% needed to balance.
3. In addition to balancing the 2025 budget, the issue of extraordinary repair expenses this

year dipping into reserves must be dealt with in order to continue efforts to bring our reserves out of the danger zone.

Barbara presented an overview of each major budget category comparing the 2024 Budget and a draft 2025 Budget with possible 7% dues increase. The draft 2025 budget only reflects the target amount needed for meeting expected normal expenses to achieve a balanced budget, plus a continuation of 2024's monthly 10% of dues transferred to Reserves. It does not address the necessary replenishment of the huge impact of 2024's excessive repairs bills on our Reserve, i.e., a predicted \$70 - 100K must be restored to Reserves to be financially responsible. (Estimated minimum needed, at this point, is \$70K. However, with so many outstanding, unbilled repair expenses yet to come in, it could easily balloon to over \$100K)

Judith explained that the main options to consider:

1 – Commit now to pay back an estimated \$70K dip into reserves via an estimated increase of 17% in dues (\$108-\$144/month per owner.) The downside of this is that it is based on an estimate of the shortfall.

2- Pass a balanced budget with an estimated 7% dues increase, and then wait until January when the final bills have been paid for 2024 so an amended budget for a special assessment can be passed for 2025, due by 12/31/2025. The advantage of this step is that the exact shortfall amount will be known, but it means going through the entire budget process and vote again, likely in March.

3 - Pass a balanced budget with an estimated 7% dues increase and an estimated \$70K special assessment now. This avoids the need to propose an amended budget in the spring, but again, is based on an estimate of the shortfall.

There was little audience discussion regarding the cost estimates in the various budget categories. The primary discussion centered around the pros and cons of passing a budget based on an estimated versus known 2024 dip into reserves. There was no clear consensus.

Q&A

Q: Rather than dip into reserves to cover expensive repairs and restoration, why not let the HOA's insurance cover the cost?

A: The HOA avoids insurance claims for two reasons: 1. Our deductible is \$25,000 and very few projects exceed that by a significant amount. 2. Every time we file a claim, we increase the likelihood of a premium increase and/or being dropped by our insurance.

Q: When is chimney and dryer vent cleaning?

A: Chimney cleaning due next year. Dryer vent cleaning due in 2 years.

Q: Anything in Rules & Regulations regarding wind chimes?

A: No. Let the Board know if there is an issue.

Q: Is there an alternative to asphalt path for Garden unit patios to the main pathway, e.g., gravel, flagstone stepping stones, or another alternative?

A: Asphalt provides unity of appearance and upkeep. Owner can request an alternative for the Board to consider.

Q: What to do if an unknown someone is parked in the owner's parking spot?

A: Place a note on the windshield letting the driver know they are in a Private parking spot. If the car isn't moved, email Judith, who is the designated contact with our towing company.

ADJOURNMENT: Motion to adjourn 8:46 pm. Seconded. Passed unanimously.

Nancy Cornwell

Noble Firs HOA Secretary

SEPT 26 – OCT 2, 2024

Abel's produce delivery - Abel brought us mushrooms, cucumbers, garlic, rainbow chard, kale, and tomatoes. Come and check the organic goodies any time after 900a. You can find the veg in the entryway of A3 - first come first serve. Prices are marked.

Building and Maintenance NEWS -

-Plumbing repair work is done/wrapping up in C5 and C3. Restoration is next in C1, where the water from the C3 leak ended up.

-K1 is still in major mitigation and restoration.

-L4 plumbing leak restoration will be completed soon.

-The demolition on the southwest corner of H is scheduled remains on schedule for Sep 30. This means noise and disruption in the upper pond area.

-D4 deck: Pahlka starts demolition today, which will be very noisy. Reconstruction is scheduled next week, and Tue or Wed (approximately), the project will require application of a coating that Mike describes as having a penetrating, nasty odor. Residents in the past have reported that the odor is pervasive and penetrates closed sliders/windows. As with the noise and debris, this is unavoidable. Thank you for your understanding.

-The second and last round of asphalt repair is currently being planned: small sinkhole in pathway by N, root "volcanoes" by G and L, and grading of uneven curb at B, etc.

-Mike is continuing to pressure wash, finish parking painting, and coordinating with contractors working around campus.

Pool - As with the last two years, it looks like there will be an early Oct warm spell, so the pool will remain open through at least Thu, Oct 3. Enjoy!

Security - Another car was prowled and the window broken in Tue night.

HOA Board meeting minutes and HOA meeting minutes - Will be published soon.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Social Committee: Tue, Oct 1, 700p

Executive Board meeting: Thu, Oct 10, 700p

Halloween Party: Sun, Oct 27

Executive Board meeting: Thu, Nov 14, 700p

HOA meeting: Thu, Nov 21, 730p (coffee and cookies 700p)

Judith Rickard
Noble Firs HOA President

SEPT 19 – SEPT 25, 2024

Abel's produce delivery - No Abel so no veg today.

Building and Maintenance NEWS -

-The plumbing repair work continues in C3. The extremely difficult task of finding the location of the kitchen waste pipe leak is done, but now repair is being likely complicated by the need to correct misaligned studs. C1, where the water from the C3 leak ended up, is still in major mitigation from the damage.

-K1, aslo in major mitigation, sprung a small waste pipe leak. The drywall was already gone, so repair could proceed quickly.

-The demolition on the southwest corner of H is scheduled to begin Sep 30. Sadly, the placement of scaffolding will require partial (complete?) removal of a large rhodie.

-The glass panel broken by the landscape crew will be replaced this week at no charge to NF.

HOA meeting - Scroll down for the agenda for tonight's HOA meeting.

Pool - We are on track for our traditional pool closing date of Sep 30. The last two years have had early Oct warm spells, which could extend closing.

Ponds: new addition to NF Rules & Regulations - At last week's meeting, the Board approved the following addition to the NF R&R, effective immediately.

Our ponds at Noble Firs are for visual enjoyment only. Swimming, wading, or any other entry into the ponds is prohibited. Prohibited behavior also includes walking or skating on frozen ponds, fishing, and throwing objects, including sticks and rocks, into the water. Pets

are not allowed in the ponds. Standing on concrete pond margins, and feeding wildlife is not allowed. Noble Firs HOA is not responsible for the quality of the pond water, which may be dirtied because of ducks and other wildlife using the ponds. Also, the ponds are often treated to control algae.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

HOA meeting: Thursday, Sep 19, 730p (700p - coffee and cookies)

Executive Board meeting: Thursday, Oct 10, 700p

Judith Rickard

Noble Firs HOA President

HOA meeting: Thursday, Sep 19, 730p (700p - coffee and cookies)

Agenda

-Call to order

-Board members present and absent

-Sign-in sheet for attendees

-Introduce new residents and guests

-Approval of draft Minutes from prior meeting

Reports

-Treasurer

-Landscape

-Building and Maintenance

-Social Committee

-Disaster Preparation

Old business: None

New business

-Discussion of draft 2025 budget

-General Q&A as time allows

Adjourn

Judith Rickard

SEPT 12 – SEPT 18, 2024

Abel's produce delivery - No Abel so no veg today or Sep 19.

Building and Maintenance NEWS -

-Mostly interior restoration work around campus, following up on the avalanche of plumbing, etc issues we had over the summer.

-Water intrusion mitigation continues in J, getting ready for the next step of bringing in consultants to determine the needed fix.

-Also in J, the electrical breaker box for the outside lights had to have the switches replaced.

-ClearLines will be here during the next week or so to replace the broken and leaking water shutoff valve at D, and doing some work on the waste line from A so they can jet the known trouble spot in that waste line.

-Mike is on track to complete painting and pressure washing before the fall work schedule commences. Good to know: the pressure washing of our walkways and pathways isn't just for cleanliness, it's an important safety measure - once we start having frosts, any moss on the concrete or asphalt becomes very slippery.

-Mike will be off campus on Tuesday.

Board update - Scroll down for the updated agenda for tonight's Board meeting. Most of the

meeting will be devoted to discussion of the draft 2025 Budget. We will also be hearing from Felix Rodriguez and Ryan Carlson about future changes in insurance costs.

Neighborhood news - On Sep 14, Metro is making system wide changes. Here's what affects us locally: The bus transfer point across the street from our 143rd gate is deactivated. The bus stop for #65 westbound (to the Shoreline South Link station) is by Chuck's Auto Repair at NE 145th and 15th NE. The #65 eastbound stop (to Lake City) is on NE 145th by QFC. Routes #73 and #347 are eliminated, and the only bus serving "our" stop at 15th NE and 143rd is #348.

P.S. I was unable to find any updated information about the 145th street closure at the west end of the I-5 overpass. Shoreline's website says the project is scheduled for completion by Sep 2025, but WADOT's traffic alert website says Oct 31, 2024. Given how torn up the entire hillside is, the 2025 date seems more realistic.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Garbage REMINDER: Our Rules state that garbage going into the black bins must be contained in a plastic bag. This is not just to be picky. It is because loose garbage makes the black bins excessively dirty, smelly, and attracts flies. Mike regularly washes out the kitchen waste (green) bins, but he does not have the time to also wash the black bins. Please be courteous to your neighbors and bag your garbage.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Executive Board meeting: TONIGHT, Thursday, Sep 12, 700p

HOA meeting: Thursday, Sep 19, 730p (700p - coffee and cookies)

Executive Board meeting: Thursday, Oct 10, 700p

Judith Rickard

Noble Firs HOA President

Executive Board Meeting AGENDA

Thursday, Sep 12, 700p

Note to observers and guests - The Board will be in an Executive (closed) Session at the beginning of the meeting, until 715p or so.

AGENDA

Call to order

Board members present

Board members absent

Vote to open Executive Session

-Consideration of a personnel payroll issue

Return to open session

Guests present

Vote on any executive session motion(s)

Approval of Aug 8 minutes

Open comment period for residents (see below)

Treasurer's Report

Old Business - none

New Business

-Thank you cards for donations to Landscape work on the G Terrace

-What's coming with insurance - guests Felix Rodriguez and Ryan Carlson

-Board review of D4 kitchen renovation

-2025 draft Budget

-HOA meeting agenda for Sep 19

-Drone use on campus for roof and gutter inspection

-Signs at 143rd gate - permanent removal

-R&R - Pond

-R&R - Firewood

President's update

SEPT 5 – SEPT 11, 2024

Abel's produce delivery - Abel brought us Zucchini's, yellow squash, tomatoes, garlic, cucumbers and Chehalis apples. Come and check the organic goodies any time after 900a. You can find the veg in the entryway of A3 - first come first serve. Prices are marked. No Abel and no veggies on Sep 12 and 19.

Lost and Found - Found near E carport, a single jigsaw puzzle piece. Contact Lena in L1 if it is yours.

Building and Maintenance NEWS -

-After extensive investigation, the leaking kitchen pipe in C has finally been located. Which means the even more extensive restoration work to C3 and especially C1 can begin in earnest.

-Mike is continuing to pressure wash and paint parking lot stripes and numbers and curb/stairway stripes. The latter is an important safety measure.

WHO TO CALL for building emergencies? - Many of you might still have the old refrigerator magnets showing Jim Dandy (plumber), Bowie Electric (electrician)...please discard those magnets. For an emergency inside your condo, call your preferred service. (If you don't have one, Homeowner's Club has a 24/7 emergency number.) For a building emergency outside your condo, call Travis 206-641-5542, Judith 206-669-4137, or (after hours/weekends/holidays) Quorum 206-283-6000 (you will get their answer service - tell them you have a building emergency).

Board update - Scroll down for the Aug 8 Board meeting Minutes. The proposed Board agenda for Sep 12 will be published next Mon afternoon.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Executive Board meeting: Thursday, Sep 12, 700p

HOA meeting: Thursday, Sep 19, 730p (700p - coffee and cookies)

Executive Board meeting: Thursday, Oct 10, 700p

Judith Rickard

Noble Firs HOA President

Noble Firs Homeowners Association

DRAFT Executive Board Meeting Minutes

Thursday, August 8, 2024 7:00 pm

Call to order at 7:00 pm

Board members present - Judith Rickard, Sue Rasp, Barbara Peterson, Nancy Cornwell,
Travis Taylor, Maggie Bassetti, Eric Stevens

Board members absent - None

Motion to move to Executive session. Seconded. Unanimous. Approval.

Subject: Possible litigation issue.

Motion to return to open session. Seconded. Unanimous approval.

Return to open session 7:14 pm

Guests present - Georgia Kumor, Lois Horton, Mariette Poirier, Judy Felch, Tina Roush,
Barbara Hubbard

Vote on issue from Executive Session:

The following motion was made, seconded, and passed with unanimous approval:

On the advice of legal counsel and in consideration of recently established facts, the Board will enter into a mutual release of all claims arising out of 2022 pest infestation remediation.

Approval of July 11, 2024 minutes. Motion made to approve. Seconded. Unanimous approval.

Open comment period for residents - None

Treasurer's Report - Barbara Peterson

All financials are as of July 31, 2024 (numbers below rounded to nearest dollar)

Total assets of \$641,390 are nearly identical to last month. This includes prepaid dues and rents.

Total Capital is \$626,732 (no prepaid dues and rents).

Operating Income is \$493,045 (all income is a better description)

This includes special assessment income of ~\$89,400 and reserves interest of ~\$10,540 (most in CDs).

Each month \$5500 of dues goes to MMkt Reserves. As of July 31, that has totaled \$ 38,500.

Expected August-December income applicable to actual operations and capital expense ~\$261,100.

Operating Expense is \$272,571.

24-25 insurance was paid in full (\$38,894.20) making insurance expense \$47k. Payment was aided by a transfer from insurance reserves.

Maggie continues to do a great job managing her landscape and arborist budgets.

There was no July water/sewer garbage payment. August payment will cover two months (June & July). This was an SPU decision due to the \$11,007 credit being applied for earlier overcharging.

Capital Expenses is \$41,847.

No new H-5 overhang invoicing yet; \$3900 deposit for D4 deck resurfacing paid.

Net Income is \$178,677. Our goal is to end the year with \$222,000, all funds dedicated to reserves.

Correction: Budget of \$8000 moved from an incorrect capital expense number to #18 overhangs...input error never caught. This may have been noticed in the board packet report.

Money transfers: A ~\$3464 transfer into Reserves was reversed back to Operations. This was delinquent 2022 special assessment payments received in 2023. Owners had rededicated the special assessment to operations.

Due to the \$11,007 credit from SPU, \$9400 was transferred from Operating Income to Insurance Reserves to rebuild that account toward payment of the 25-26 insurance premium which will be due in July 2025. Half of that anticipated premium needs to be in insurance reserves by December 31.

Starting August for the remainder of the year, \$3100 will be transferred into Insurance Reserves. This \$15,500 is the remainder of 2024 dues that were dedicated to insurance premiums but not used due to full payment in July with the aid of transferred insurance reserves. This will complete the repayment of the \$24,900 borrowed from insurance reserves.

Tea with the Treasurer – a homeowner Q&A opportunity regarding the 2024 budget to date on Sunday, 8.11.2024, 3 pm.: Barbara previewed some of the information she will share with attendees. This included known expenses (organized by budget account) for which bills are pending or anticipated due to established work required in contrast to funds left in the budget account. Newer projects, such as the H building siding repair, will not be included.

Old Business

Changes in Rules & Regulations needed before promulgation: Judith updated the Board on the delay in promulgating the most recent version of Noble Firs rules and regulations, as was decided in the June Board meeting. The delay gives the Board a chance to do a little more clean-up of the R&R before publishing.

Reconsider the 2018 rule about 9x13 (actually 8x10) patio extension rafts which states: "The HOA will pay only for either an 8-foot x 10-foot raft or 3-foot x 10-foot path of asphalt, both starting at the edge of the existing patio".

The issues that have been raised about this are: the rafts are "rat traps", access to patios through soggy ground is available via the asphalt path option, and installation of a raft is inequitable as it creates an extension of patio space not available to the units with decks.

Discussion: The installation of rafts or paths should be need-based not want-based. The rafts/paths were installed to handle soggy ground that was unwalkable. The rafts are on common area ground and belong to the HOA. With the upgrade of campus plantings, much of the soggy ground issue is improving. The HOA has the right to remove any raft that is deemed a problem (i.e. rat trap).

The following motion was made, seconded, and passed with unanimous approval: The Board deletes from R&R the reference to asphalt paths and rafts voted in the July 11, 2024 meeting. In its place, the following is added to the R&R: If an owner requests an asphalt path from their patio to the main pathway and the HOA deems it necessary, the HOA will pay for a 3-foot x 10-foot path of asphalt, starting at the edge of the existing patio. If a longer path is requested and approved by the HOA, the difference in cost will be borne by the owner. At the time of unit sale, if there is an existing patio extension raft, the HOA will let the prospective buyer know that the raft belongs to the HOA and may be removed at the HOA's discretion.

Revise the rule titled Cable TV Service, which reads: "Effective 1 March 2020, residents will be responsible for their own TV and internet services. Service providers having lines coming into the Noble Firs property are Comcast and CenturyLink. As a reminder, outdoor satellite antennas or dishes are not permitted. (Note: Prior to the above date, cable TV and internet services were provided by Comcast.)"

The prohibition of antennas and dishes conflicts with federal law. The 1996

Telecommunications Act states that housing communities are limited in the restrictions they can place on the installation of Over-the-Air Reception Devices (OTARDs). paragraph.

Discussion: Since it is federal law, our rule only needs to address the size and installation requirements.

The following motion was made, seconded, and passed with unanimous approval: The Board replaces the existing Noble Firs HOA rule "Cable TV Service" with a new rule: Installation of a satellite dish with a diameter of 1 meter or greater is prohibited. Satellite dishes less than 1 meter in diameter and other over-the-air reception devices (OTARDs) are subject to HOA approval and must be installed entirely within a limited common area (deck or patio) and no fastenings may penetrate the building walls, window/door frame, or deck surface. If the OTARD is attached to the inside or top of a deck railing, a part of the OTARD may slightly extend beyond the railing.

New Business

Pathway light "hats" (diffusers) - Maggie has the diffusers ready to go to complete campus-wide installation. The Board authorized her to proceed.

Rose Garden stipend request - Judith introduced the members of the Rose Garden (ad hoc) Committee who are here to answer questions. Note: The primary Rose Garden contact is Judy Felch.

The committee has written to the Board asking for the following:

1. \$200 contribution from HOA for mulch, fertilizer, and other supplies if needed. [Judith noted that an annual \$200 amount for reimbursement of mulch and fertilizer was already approved by the Board last year.]
2. For \$200 to cover a one-time labor charge for weeding the end of the Rose Garden as this area is so compacted with weeds that the ground is hard-pan and cannot be cultivated.
3. For the \$200 to be issued to Judy Felch as a cash stipend rather than being used for reimbursement of expenses. Judy Felch has volunteered to keep records and receipts and make the cash reimbursements for expenses.

The two questions up for the Board's consideration would be:

1. Extending allowable reimbursements to include labor and "other supplies".
2. Issuing a \$200 check to Judy Felch and allowing her to handle the cash and

reimbursements (like what we do with the Social Committee's \$1000 stipend, only without the fiduciary guardrails of a checking account, annual audit, etc.)

The Board authorized "allowable reimbursements" to include other supplies for maintenance of the rose garden, in accordance with HOA landscape rules (no pesticides, etc.). The Board does not authorize reimbursement for labor costs; Maggie will arrange for Abel to provide any needed labor. The Board declined to issue the annual \$200 rose garden stipend as cash grant, instead recommending committee members use their personal credit cards and immediately giving the receipt to Judy to give to Maggie, who will get reimbursement from Quorum before the credit card bill is due.

Change of attorney/contract - For several months, Noble Firs has, with one exception, received slow or no response to requests for information and consultation with our current attorney, Theresa Torgeson of Sage Law. Quorum has experienced the same, and Felix has started advising his HOA clients to shift to Condominium Law Group (CLG) for our legal services. Judith sent the Board a copy of CLG's service contract. Of note is the detailed description of services, the option for flat fee work and the availability of in-house collections work (Sage Law offers neither), and the extensive support CLG offers for review and revamping of our governing documents. Missing is a response time commitment, but Felix says their performance in that area is good. Their hourly rate is \$50 more than Sage Law, but better service could be worth it. Changing to CLG involves a contractual obligation, so a motion is appropriate. CLG also offers an educational component of free webinars geared towards condominium issues.

Motion made and seconded, passed unanimously: The Board approves entering into a contractual agreement with Condominium Law Group for legal services and consulting as soon as possible.

The Board approved Judith hiring CLG to retype our Declaration and Bylaws into a Word document, which they offer as a \$500 service. In the short term, this will clean the current mess and give us searchable versions of these two key documents. In the longer term, it is a required step for CLG to do a complete review and restatement of our governing documents.

President's update

C1 water leak update - impact on budget and residents: The cause for the water leak affecting C1 has finally been determined to be the kitchen waste pipe. As it is in the wall

space, the HOA is responsible for all costs associated with repair and remediation. (The remediation, including replacement of C1's flooring, will possibly be in the \$20,000 range.) Eric suggested an additional investigation to find the source of the leak using infrared technology. Judith will follow up with Graham.

H (SW corner) update – Impact on budget and residents: As you know, Mike found that the west end of the large beam supporting the H4 deck is completely rotted away. As of last Wednesday, Mike determined that the rot extends into the exterior walls of H2 and H4's primary bedrooms, and H4's deck. We called on Chris Woods, contractor familiar with Noble Firs, and Graham to come and consult with Mike. Chris confirmed what we suspected: this repair will require considerably more demolition to find the extent of the rot, it involves significant structural elements (read: building permit), and has moved well beyond what we can manage in-house. Quorum (not QMS) will now be taking over the project, including soliciting bids, etc. More to come on that. Mike has cleaned up the work site, H2 and H4 residents have been notified they cannot use their patio/deck. This repair will likely rise to a similar capital expense level as the H5 project. Barbara and Georgia both raised concerns about demolition. A demolition contractor is coming on Saturday; updates will be coming. Also, both have possessions that will need to be stored. The HOA will pay for a small POD or storage locker for both H2 and H4, as needed.

H5 lessons applicable to H-SW and other projects as we decide if in-house repair resources are sufficient:

- Are structural (load bearing) elements involved, thus a building permit likely needed?
- Does the repair appear to need more than 1-2 weeks of Mike's exclusive time? (A multiweek project results in innumerable campus maintenance tasks going untended, tasks that cannot be reasonably hired out.)
- Is a crew needed so the project can be completed timely? (Hiring a crew to come in at the beginning means we don't have to pay the premium associated with having a contractor take over a job started by someone else.)

The Maintenance Team will be testing out these guidelines with repair tasks going forward, e.g., the next beam that goes bad will likely be turned over to Quorum immediately, with only emergency repairs, at the most, done by Mike.

Deck railing rebuild update - impact on budget: The primary driver behind the campaign to rebuild deck railings was our previous insurance carrier. Our current carrier uses other criteria. Postponing deck railing rebuilds extends our budgetary options regarding capital expenditures.

Update on SB 5796 - the new state law governing HOAs: In the process of researching CLG, Judith found a blog post on their website stating that the new condo law does not affect "old" HOAs like NF until Jan 1, 2028. This is good news.

Submitted by

Nancy Cornwell
Noble Firs HOA secretary

AUG 29 – SEPT 4, 2024

Abel's produce delivery - Abel brought us zucchini, kale, chard, cucumbers, garlic, mushrooms and lots of tomatoes. Come and check the organic goodies any time after 900a. You can find the veg in the entryway of A3 - first come first serve. Prices are marked.

143rd gate closing - Thank you to all the Noble Firs neighbors who have stepped up to volunteer for the gate closer roster that Cate Forrest is managing. And a special thank you to Cate!

Security alert - The night of Aug 26, several cars on our campus were prowled and two three four had their windows broken out. Some items were stolen, including a gate clicker. Mike will be resetting the gate clicker code today, and I will send out a separate email with a picture of the new clicker settings. There is no way to eliminate our vulnerability to this crime, so please be sure to not leave valuables (especially computers and gate clickers) in your car.

Building and Maintenance NEWS -

-H5 repair project (~\$35,000): The SDCI inspector signed off on the final building permit last week. The final "owner walkthrough" and last detail wrap-up will happen soon. The ladders, cones, and safety netting are gone from that side of H.

-H-even (H2-4-6) building repair: We are still evaluating the bids for the demo phase, i.e., determining how far the rot extends. For just demolition, the cost will be in the \$10-12,000 range.

-American Eagle Roofing was here this week and did a fabulous job repairing all four of the chimney surrounds on the M/N building. (~\$3000) They also worked yesterday on E's roof and fascia repair. (~\$2000)

-The (we thought) relatively minor plumbing problem in L4 morphed into a major problem last weekend, involving a sewer pipe leak. The leak is now fixed, and clean up (!) can begin. (~\$5000)

-We just found a new episode of ground water intrusion at the north end of J building. Terribly disruptive for the owner; expected cost unknown.

This week I included some estimate/bid amounts for the most recent round of repairs, all of which are directly related to our aging infrastructure. On Sep 12, the Board will be looking at the first draft of our 2025 budget which reflects, and not a good way, the increasing frequency and severity of our structural issues.

Note: On behalf of Quorum and the Maintenance Team, I want to apologize for the lack of advance warning for a couple of contractor visits in the last week. We do try to keep you updated ahead of time, but sometimes contractors have unexpected openings in their schedule and they just...appear. Thanks for your understanding, especially as we try to get construction work done before fall.

Neighborhood news - The Link (light rail) extension to Lynnwood opens tomorrow! Our station is called Shoreline South, and it is a little over a mile's walk from Noble Firs, at NE 148th and 5th Ave NE. Google "Shoreline Chamber of Commerce Link Grand Opening" to get details about the celebration at the Shoreline South station from 400-800p. Bands! Food! Kids activities! How to get there by transit: currently, #347 is the only bus route serving Shoreline South, but that will change on Sep 14 when Metro does a major bus service update*.

(*Sneak preview to the Sep 14 Metro changes: The bus transfer point across from our 143rd gate will be de-activated. Routes #73 and #347 will be eliminated and #65 moved to 145th (not 152nd as was originally planned). The only bus serving 15th NE and 143rd will be the #348.

Clubhouse wifi - Thanks to Travis and Eric, and a house call from Xfinity, the wifi connection in the Clubhouse is working again.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Note on yard waste: A small amount of yard waste can go in the green bins. If you have a lot of yard waste, including any in paper yard waste bags, please put it on the concrete pad across from the N carport. The landscape crew will collect it on Friday.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Social Committee: Tuesday, Sep 5, 700p

Executive Board meeting: Thursday, Sep 12, 700p

HOA meeting: Thursday, Sep 19, 730p (700p - coffee and cookies)

Judith Rickard

Noble Firs HOA President

AUG 22 -AUG 28, 2024

Abel's produce delivery - Abel brought cucumbers, cabbages, cauliflower, zucchinis, mushrooms and kale. Come and check the organic goodies any time after 900a. You can find the veg in the entryway of A3 - first come first serve. Prices are marked.

LAST CALL - 143rd gate closing - Today is my retirement date as the 143rd gate closer. The few volunteers who have offered to take over are wonderful neighbors who are or have already done their part. We need others to step up. Without a viable roster of gate closers, the 143rd gate will remain open starting tonight.

Note: The gate closer job does not have to be done by one single individual. Cate Forrest has volunteered to create and manage a roster of volunteers. (Thank you, Cate!) Email her at moosaphant@gmail.com if you want to volunteer to be on the roster. (Please remember that for most of the year, gate closing happens in the dark and rain. The job is best suited for those who are hale, hearty, and mobile.)

Security alert - Twice this past week, the same trespasser has visited our campus near H and J buildings. As SPD has informed us several times, it is crucial that Noble Firs not become known as a place where trespassing is tolerated, and they WANT us to call in order to establish a history of trespassing incidents. So, if you witness a trespasser leaving our campus, please call the SPD non-emergency number (206-625-5011) to report it. If you are witnessing a trespasser while they are currently on our campus, call 911.

Welcome to new neighbor - Laura-Lee Finerman Karp is the new owner of C3. I'll let her introduce herself: I was born in New Orleans, which accounts for my given name. I was raised in New York, which accounts for my accent. I've spent most of my adult life in Seattle, which accounts for my deep appreciation of the natural world. My interests are reading (Jane Eyre is my hands-down favorite), travel (I've climbed the Spanish Steps in Rome and the Great Wall in China; I've prayed at the Western Wall in Jerusalem and visited Machu Picchu before it was on most people's radar). I knit, weave, do calligraphy, garden and draw with colored pencils. I love being with people and I love being alone. I've been divorced twice and widowed once. I have naturally curly hair. And I can hardly believe my good fortune in joining the Noble Firs community.

Building and Maintenance NEWS -

-H5 repair project: The SDCI final inspection happens today. Once the SDCI approval is received, there will be a final walkthrough and sign-off.

-H-even (H2-4-6) building repair: Bids have been received for the demo phase, i.e., determining how far the rot extends. Mike covered the exposed framing just in time to protect it from the thunderstorm's downpour.

-C-odd (C1-3-5) plumbing leak repair: The third plumber was finally (hopefully!) able to determine the source of the leak. The bad news is that fixing it will require removing kitchen cabinets, drywall, etc.

-Mike is working this week on pressure washing and, in between rain showers, painting parking spot numbers, stripes, curbs, and stair edges.

-Quorum is managing several contractors for repair jobs around campus - roofs, chimney surrounds, plumbing, etc.

-Our very proactive (and expensive) attention to drainage issues over the last few years, plus gutter cleaning, really paid off during the thunderstorm's downpour. NO drainage problems!

-We did have a storm related owie, though: one of the glass-topped tables on the pool deck was blown over and the glass shattered. Thanks to whoever did the initial sweeping of the glass, to Nancy for helping with round one of clean up, and to Mike, for the fast restoration of full pool deck use. (We won't replace the table until next summer. We'll be looking for a replacement table without glass.)

Landscape - Kudos to Abel, Maggie, and her crew of helpers for the cardboard and chipping job on planting bed between G and the Upper Pond. They spread several cubic yards of chips in one day! And, it looks great!

Clubhouse wifi - The wifi connection in the Clubhouse is currently not working. Travis has called Xfinity.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Speaking of garbage and recycling: Every once in a while, we need a reminder that part of the respect due to our community is paying attention to garbage and recycling rules. One of your neighbors let me know this week how upset she is about the work she had to do because other residents are not following the garbage and recycling rules. She broke down two large Omaha Steak styrofoam coolers outside the dumpster in the corral, plus some intact cardboard boxes that were in the recycle dumpster. She says the recycle dumpster lid couldn't even close flat because of the boxes that hadn't been broken down.

As she points out, we (everyone of us) pays for this via extra/overages charges for lids that don't close and extra for things sitting outside the dumpsters. (Yes - those tables, broken chairs, recliners, etc. If the truck even takes them.) One of the boxes in the recycle dumpster that she broke down had a lot of plastic bubble wrap in it. As she asks, do you know Recology can reject picking up that dumpster load as "contaminated" with non-recyclable material? (I'm not including it here, but she had some NSFW comments!)

She makes a good point that breaking down items for efficient use of dumpster space is not only fiscally smart, it is respecting your neighbor who also has things to put in the dumpster. And it is everyone's responsibility. Our neighbor closed with please do your part. (And thank you, to those of you who do your part.)

Intro to Noble Firs Facebook Group - Last Sunday, a small group of residents joined HOA Board member, Eric Stevens, to hear more about using our private FB group than they ever dreamed they wanted to know. Thanks, Eric!

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -
Social Committee: Tuesday, Sep 5, 700p

Executive Board meeting: Thursday, Sep 12, 700p

HOA meeting: Thursday, Sep 19, 730p (700p - coffee and cookies)

Judith Rickard
Noble Firs HOA President

AUG 15 -AUG 21, 2024 (Sent 8/14 in anticipation of internet service interruption from Comcast)

Your Thursday Weekly Update is coming to you early: Since the internet may be down tomorrow*, here's your update a day early. (*As Xfinity (Comcast) has been letting us know for the last few days, they will be working in our neighborhood tomorrow, Thursday, Aug 15. They have warned us there will likely be outage(s) of internet services.)

Abel's produce delivery - Since the Update is early this week, the contents of Abel's produce coolers will be a surprise. Jenny says come and check the organic goodies any time after 900a. You can find the veg in the entryway of A3 - first come first serve. Prices are marked.

UPDATE - 143rd gate closing - As I mentioned last week, I need to step down from the job of closing the 143rd gate every night. To date, no one has volunteered to take over. I will close the gate for one more week. If no one volunteers, the 143rd gate will remain open day AND night starting Aug 22.

(Note: More than one person could handle the job of gate closing. If someone will volunteer to arrange a rotation of gate closers - by the week? by the month? - that could work.)

Building and Maintenance NEWS -

-H5 repair project: Latest estimate is that the project could be wrapped up by the end of the week. The SDCI final inspection would be scheduled then.

-H building repair: Before the architect can work on the building permit, the full extent of the rot has to be determined, which means hiring a demolition crew. After demolition, the open framing will be covered for rain protection while waiting for the permit and reconstruction.

-Mike is scheduled to work on various other projects around the campus, including painting curb and step edges.

Landscape - Tomorrow, Thursday, Aug 15, cardboard and chipping will be happening and all helpers are invited!

Noble Firs HOA insurance Certificate of Liability - The 2024-2025 certificate is now posted on our website.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

UPDATE - Tea with the Treasurer - Last Sunday, a (very) small audience joined Barbara Peterson, HOA Board Treasurer, to learn more than they ever dreamed they wanted to know about the state of our 2024 budget and expenditures. The bottom line is that, due to the plethora of spring and summer repair projects, we will be lucky if we can avoid ending the year in the red. This is a major heads-up as we start the process of building a fiscally prudent 2025 budget.

Intro to Noble Firs Facebook Group - On Sunday, Aug 18, at 200p, HOA Board member At Large, Eric Stevens will provide a Facebook tutorial for residents who would like more information about the features of our private Noble Firs FB group, which is our neighbor-to-neighbor online connection. This is the information session residents requested during last March's HOA meeting, so come and get your FB questions answered!

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Intro to Noble Firs Facebook Group (FB tutorial): Sunday, Aug 18, 200p

Social Committee: Tuesday, Sep 5, 700p

Executive Board meeting: Thursday, Sep 12, 700p

HOA meeting: Thursday, Sep 19, 730p (700p - coffee and cookies)

Judith Rickard

Noble Firs HOA President

Aug 8 – Aug 14, 2024

Abel's produce delivery - Abel has arrived with two coolers of produce. Basil, cucumbers, cherry tomatoes, zucchini, kale, garlic and wine cap (Stropharia) mushrooms. Abel's produce is organic. You can find the veg in the entryway of A3 - first come first serve. Prices are marked.

143rd gate closing - The time has come for a change. Judith has been the 700p gate closer for five years now. (Five years! How time flies when you're having fun (?)) She needs to let someone else have some of that fun. She will be happy to stay on the roster of regular back-up closers, but this is the official call for a new nightly gate closer. Reply by email to volunteer. (And, a huge thank you to Colleen, Warren, and Vonnie, the back-up closers, and to Tina, who opens every morning.)

P.S. The 143rd gate repair person is here today.

Fun event for Noble Firs kids (and their grown-ups!) - Dave and Mari Seney and their three grandkids are hosting an End of Summer Kids Dance Party in #C2 on Aug 13 from 200-600p. Please visit the Noble Firs webpage and click on Calendar & Upcoming Events for the party flyer. Or, check out the NF Facebook page for all the deets.

Building and Maintenance NEWS -

-H5 repair project: Work is continuing in preparation for the final SDCI inspection (no date yet.)

-H building repair: The rotted away H4 deck support beam (over H2's patio) was just the start, as the rot has now been found in much of the southwest corner of the building. We've consulted with the architect who worked on the H5 project, and he confirms that this project now involves structural elements, and will require a building permit. Work will pause while Quorum takes over the project.

-Mike will be working on various other projects around the campus which had to be paused while he did emergency repairs on H.

-Summer workload demand and contractors' staffing challenges have continued, as noted last week. This is delaying various pending repairs.

Landscape - Today, a gardening crew is on campus to blitz the weedy bank on the east side of G building. Abel is working with them, and laying down cardboard and chips.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Tea with the Treasurer - Mark your calendars for Sunday, Aug 11, at 300p for a fun (no, really!) Q&A session with Barbara Peterson, HOA Board Treasurer, delving deep into the weeds of our 2024 budget. OK, enticing invitation aside, here's the deal: At last year's November budget presentation, residents commented that it was hard to understand the new budget without knowing more about the current year's expenditures. As in, where the heck did all that money go?!?! This session will be your opportunity to get the answer to that question for this year's budget. (We will have at least one more Q&A session in the fall, to provide information about next year's budget.)

Intro to Noble Firs Facebook Group - And on Sunday, Aug 18, at 200p, HOA Board member At Large, Eric Stevens will provide a Facebook tutorial for residents who would like more information about the features of our private Noble Firs FB group, which is our neighbor-to-neighbor online connection. Come and hear about how you can post photos of Wile E. Coyote and Harold the Heron, advertise household items you'd like to move along, ask neighbors for handyperson referrals, etc.

Upcoming meetings/events (all in the Clubhouse unless noted otherwise) -

Executive Board: Tonight, Aug 8, 700p - updated Agenda below

Tea with the Treasurer: Sunday, Aug 11, 300p

Kids' Dance Party, Tuesday, Aug 13, 2-600p, #C2

Intro to Noble Firs Facebook Group (FB tutorial): Sunday, Aug 18, 200p

Social Committee: Tuesday, Sep 5, 700p

Judith Rickard

Noble Firs HOA President

Executive Board Meeting

Thursday, Aug 8 - TONIGHT

AGENDA (updated)

Call to order

Board members present

Board members absent

Vote to open executive session for possible ligation issue

Return to open session

Guests present

Vote on any executive session motion(s)

Approval of Jul 11 minutes

Open comment period for residents

Treasurer's Report

Old Business

-Changes in Rules & Regulations before promulgation (modification of 9x13' [sic] patio extension pad rule, modification of rule regarding satellite dishes)

New Business

-Pathway light "hats" (diffusers)

-Rose Garden stipend request

-Change of attorney/contract

President's update

-C1 water leak update - impact on budget

-H (SW corner) update - impact on budget

-Lessons from H5 and H on when to do repairs in-house

-New info on need for rebuild of deck railings - impact on budget

-Etc

*BOARD MEETINGS - RESIDENT COMMENT PERIOD INSTRUCTIONS

At each regularly scheduled Executive Board meeting, time will be provided for residents to comment on matters affecting the common interest of the community.

- Comments presented will not initiate Board consideration or action unless they are also submitted in writing to the Board president, as required in Noble Firs' Bylaws.
- The Board appreciates and will take note of comments, but will not respond or discuss at that time.

In general, the comment period will occur at the beginning of the meeting, following the Executive Session, if any.

A maximum of five (5) speakers will be heard; each speaker can speak for not more than two (2) minutes. [NOTE: In respect of the Board's need to conduct business, the time limit will be strictly enforced.]

Residents wishing to comment in person MUST SIGN UP via an email sent to noblefirs.sea.secretary@gmail.com by 5:00 pm the day of the Board meeting. Residents unable to attend in person may send a brief written comment (same email and deadline). The five slots for comments will be assigned based on the email time-stamp.

When signing up, the resident's email must include the subject on which they are commenting. Comments can relate to a current agenda item or another issue of common interest. NOTE: Issues that are related to individual resident concerns should be directed, in writing, to the Board president (noblefirs.sea.president@gmail.com).

Judith Rickard

Noble Firs HOA President

Aug 1 – Aug 7, 2024

Abel's produce delivery - Abel has brought two coolers with tomatoes, zucchinis, garlic, rainbow chard, kale, beets and kohlrabi. Abel's produce is organic. You can find the veg in the entryway of A3 - first come first serve. Prices are marked.

Pool reminder AGAIN - Happy people sounds are part of having a pool. However, EVERYONE, kids and adults, needs to be mindful of the neighbors who live around the pool area. Please, NO yelling or shrieking. Your neighbors truly thank you.

Lost and found - Two items:

- In Clubhouse door lock, a key on black, red, and yellow lanyard "Hooligan". Nancy in B3 has it.
- Outside L3 (1609), near parking spot 80, a badly crushed pair of metal rim glasses with black bows. The glasses weren't salvageable, but now the owner at least knows where they were found.

Building and Maintenance NEWS -

- H5 repair project: On Tuesday, the project passed the framing inspection. This leaves closing, installation of the polycarbonate overhang panel, and the final SDCI inspection. Felix has asked the project manager for an estimated timeline to completion.

- H4 emergency repair: Mike's repair priorities for the upcoming few weeks took a sudden detour yesterday when he found that the H4 deck support beam (over H1's patio) was completely rotted away at the west end. He has shored up the beam and the deck joists, so there is no danger of collapse. This same issue has occurred at other decks, so Mike is experienced in what is needed for repair, starting with ordering the replacement beam.

- This coming week, Mike will be preparing the H4/H1 repair site for further action, and filling in with other tasks while he waits for the new H4 beam.

- Summer workload demand and contractors' staffing challenges have slowed down several planned repairs on campus (water leak damage to siding, soffit, and fascia above E1's front door, assessment of exterior water incursion in L2, more windstorm damage to the roof above A5, and water leak damage in D1...AND now D3 water leak damage and water incursion into N5's ceiling.) Graham is working with the various contractors to get them on campus as soon as possible. Residents with pending repairs, your patience is appreciated.

Landscape - Next Thursday, a gardening crew will be on campus to blitz the weedy bank on the east side of G building. (P.S. As you walk around campus, enjoy the spectacular display our hydrangeas are putting on this summer.)

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

I called SPU about two broken dumpster wheels, and amazingly, Recology was out the NEXT day to do the repairs. This is very encouraging, as the last time, I had to call several times and it took weeks.

Tea with the Treasurer - Mark your calendars for Sunday, Aug 11, at 300p for a fun (no, really!) Q&A session with Barbara Peterson, HOA Board Treasurer, delving deep into the weeds of our 2024 budget. OK, enticing invitation aside, here's the deal: At last year's November budget presentation, residents commented that it was hard to understand the new budget without knowing more about the current year's expenditures. As in, where the heck did all that money go?!?! This session will be your opportunity to get the answer to that question for this year's budget. (We will have at least one more Q&A session in the fall, to provide information about next year's budget.)

Intro to Noble Firs Facebook Group - And on Sunday, Aug 18, at 200p, HOA Board member At Large, Eric Stevens will provide a Facebook tutorial for residents who would like more information about the features of our private Noble Firs FB group, which is our neighbor-to-neighbor online connection. Come and hear about how you can post photos of Wile E. Coyote and Harold the Heron, advertise household items you'd like to move along, ask neighbors for handyperson referrals, etc.

Upcoming meetings/events (all in the Clubhouse) -

Executive Board: Thursday, Aug 8, 700p - scroll all the way down for the Agenda (any agenda changes will be posted next Thursday)

Tea with the Treasurer: Sunday, Aug 11, 300p

Intro to Noble Firs Facebook Group (FB tutorial): Sunday, Aug 18, 200p

Social Committee: Tuesday, Sep 5, 700p

Judith Rickard
Noble Firs HOA President

DRAFT Noble Firs HOA Meeting Minutes
Thursday July 18, 2024

Call to order at 7:30 pm

Board members present: Judith Rickard, Nancy Cornwell, Barbara Peterson, Maggie Bassetti, Eric Stevens

Board members absent: Sue Rasp, Travis Taylor

Owners/residents present: Vonnie Breidenstein, Lois Horton, Barbara Hubbard, Georgia Ann Kumor, Sally Mackey, Warren Peterson, Tina Roush, Lena Sornsen, Melissa Steele

Welcome new resident Melissa Steele, J1

Motion to approve draft HOA Meeting Minutes from May 16. Motion passed unanimously.

REPORTS

Treasurer – Barbara Peterson

As of June 30, 2024, our Assets less Liabilities totaled \$625,569. Of that ~\$400,000 is in CDs and ~\$136,000 is in non-designated reserves. (all numbers rounded to dollars)

-Operating Income is \$423,765

Dues represent 79%. Special Assessments collected are just over half of the goal. Most owners are paying in installments. Eleven owners are delaying Special Assessment payment.

-Operating Expense is \$208,832.

July will have several large expenses and we'll receive bids on some key work. Budget categories with underspend can help offset ones with unanticipated overages where possible to protect use of reserves.

-Net Operating Income is \$214,932.

-Capital Expenses are \$37,419. (\$36,604 represents H-5 overhang cost: architect's fee, construction deposit (50%), permits, 75% of beam cost.)

-Net Income is \$177,514.

Other financial issues:

-2023 Audit Review is progressing. A revised report is being evaluated for our sign-off.

-Insurance premiums were paid July 10th, in full as proposed. Final premiums were \$32,017.23 for the HOA Package Policy and \$1786.97 for the Commercial Umbrella Liability Policy. \$24,940 of insurance reserves were used for the payment. Hence \$15,500 remains of dues dedicated for insurance purposes in 2024. The schedule to rebuild insurance reserves with these funds will be presented in August in anticipation of 2025-26 premium payments.

-The July or August SPU bill should show our awarded credit. Over a \$12,000 refund is expected for earlier overcharges. \$256 for attorney consultation prior to the SPU appeal hearing is considered funds well spent given our successful outcome. Kudos to Nancy Cornwell for her diligence in carrying this effort over the finish line.

For the HOA bi-monthly meetings, Judith explained that Building & Maintenance and Landscape Reports will shift in focus, i.e., to say more about future issues and plans, as covering what has happened in the past two months duplicates the information already being covered in the Weekly Update emails.

Landscape – Maggie Bassetti

We had an arborist visit to evaluate the G Bldg fir tree that is showing signs of stress. Luckily, he has recommended a 'hold and see' approach saying it is sound at this time. Abel and Sara continue with general care of grounds regarding annual pruning and weeding. Electricity has been restored to the fountain by the pool and is working again. Our arborist chip request for use in the meadow lapsed after waiting 4 weeks and has been re-sent. We are looking into hiring a crew for one day to remove all the weeds in the East bed by Bldg. G and the narrow strip along the northern edge of the lower pond. Once cleaned out, we would be using the wood chips from the 143rd street pile to lay down a cover layer.

Building & Maintenance – Travis Taylor (read by Judith)

Where does a person even start? Building-A received an unexpected windfall the week of June 2nd, when a tree limb came through the roof during the high winds on June 3rd. The exterior roof damage was patched the same day before any rain got in, and the internal ceiling damage was repaired later in the week. Looking down the road, given budgetary constraints and barring major events, we're going to be working on small but constant improvement projects in addition to the normal repairs for wear and tear. We're trying to keep ourselves proactive, but sustainably so. Small, incremental improvements to things like the irrigation system, or rebuilding and strengthening the railings to the 2nd and 3rd floor unit entryways to all the buildings around the property. New power was added to the pool surround for the fountain outside the clubhouse, and a new, directional lighting fixture was added to the surround to cut down on light splash to surrounding units. If the results are favorable and everything passes muster, we'll see about replacing more fixtures down the road.

Social Committee – Lois Horton, Committee chair

On July 2, the Social Committee met to finalize plans for the Summer Pool Party on Sunday, July 14. Eight people attended the meeting, which is an outstanding turnout for the committee. Those attending included: Judy Felch, Sally Mackey, Mariette Poirier, Sue Rasp, Barbara Hubbard, Tina Roush, Gaby Madrid, and Lois Horton, chair. Michelle Foshee, from Chambrey Park joined us. She is the Social Secretary on their board. There may be some joint events in the future.

The Summer Pool Party was a fun success. 45-50 guests came for the food, and conversations. We thank you for letting us know you were coming. We had enough food for everyone. The temperature was comfortable and the pool was enticing. Conversations continued throughout the evening. Thanks also for everyone's help in cleaning up.

Our next event will be Halloween. We will meet to plan for that on Tuesday, Sept. 3 at 7:00 in the clubhouse.

Disaster Preparation - on hiatus

Old business

-Intro to Noble Firs FaceBook Group tutorial session

When we presented the new website at the March HOA meeting, and encouraged folks to sign up with the NF FB group for neighbor-to-neighbor communication, there were requests for a tutorial session on how to use FB. In response, on Sunday Aug 18 at 2:00 pm, Eric Stevens, Board Member-At-Large, will present a tutorial on how to join, how to use, and why you want to belong to our private neighbor-to-neighbor means of communication.

-Rules and Regulations (RR) next step: Judith explained she didn't want to repeat the full explanation that was in last week's Board minutes, but briefly - There is a more recent version of Board-approved NF RR than what is on our website or has been seen by most residents, i.e., the Jan 2020 (Rev 2023) version. This version supersedes the older versions and needs to be published and promulgated, after some minor edits. The updated version will soon be posted on our website and Quorum's AppFolio page, included in the new owner packet, hand-delivered to all residents, and mailed to all non-resident owners. The Board will be working on further updates going forward, but we will finally all be working from the same official baseline version.

Lena Sorensen volunteered to help Judith with writing and editing of the RR's.

New business

-Planned timeline for 2025 budget building: Judith described last year's process, when the Board got what seemed to be a ridiculously early start on building the 2025 budget, but we ended up needing every minute. We'll be using much the same timeline, with some added information sessions in response to the requests we heard last year.

Budget Timeline Summary:

*Aug: Q&A session for residents on current budget: Barbara said that on Aug 11, she will hold an open session in the Clubhouse to review questions regarding the current 2024 budget. The board believes that giving the opportunity to understand this year's budget at slightly past the halfway mark will help owners understand the proposed 2025 budget when it is presented near the end of the year. Judith added that this was requested by members at last November's budget meeting.

*Around Aug 20: Ad hoc 2025 Budget subcommittee starts weekly meetings

*Sep 12 Board Meeting: Discuss pre-draft of the 2025 budget

*Late Sep: Q&A session for membership on 2025 budget pre-draft on the draft version of the new budget hosted by Barbara Peterson.

*Oct 10 Board Meeting: Board votes on final 2025 Budget

*Nov 21 HOA Homeowners Meeting: Board presents approved budget to the membership. Ratification vote.

Judith opened the last 15 minutes of the meeting for General Q&A:

Question: Seeing people walking through the grounds with a large dog. Dogs allowed?

Answer: Dogs, on leash and under control, are allowed to walk on campus. Currently there are 2 approved emotional support dogs on campus. The dogs can go anywhere their person goes, including the pool deck. No dogs or other animals are allowed in the pool.

Question: Same car in and out of the same guest spot for over a year.

Answer: New parking policy is in the works. Sticker policy under consideration.

Question: Frequent guest parking of neighbor caregiver. How to accommodate?

Answer: The new parking policy will address caregivers, service workers, etc.

Motion to adjourn at 8:30 pm. Passed unanimously.

ANNOUNCEMENTS/CALENDAR - all meetings in the Clubhouse

Social Committee Meeting: Tue, August 6, 7:00 pm. Open to everyone.

Executive Board Meeting: Thu, August 8, 7:00 pm. Open to observers.

Q&A Understanding the 2024 Budget (Tea with the Treasurer): Sun, August 11, 3:00 pm, hosted by Barbara Peterson, NF Treasurer. Open to everyone.

Intro to Noble Firs Facebook: Sun, August 18, 2:00 pm hosted by Eric Stevens NF Facebook administrator and resident IT guru. Open to everyone.

Executive Board meeting: Thu, September 12, 7:00 pm. Open to observers.

Homeowners Meeting: Thu, September 19, 7:00 pm Meet 'n Greet. 7:30 pm HOA Meeting

Executive Board Meeting

Thursday, Aug 8

AGENDA (any agenda changes will be posted next Thursday)

Call to order

Board members present

Board members absent

Vote to open executive session for possible ligation issue (closed session)

Guests present

Return to open session; vote on any executive session motion(s)

Approval of Jul 11 minutes

Open comment period for residents*

Treasurer's Report

Old Business

-Changes in Rules & Regulations before promulgation (modification of 9x13' patio extension pad rule, etc)

New Business

-Budget - Felix Rodriguez, Quorum, discussing anticipated changes in the condo insurance industry

-Pathway light "hats" (diffusers)

President's update

*BOARD MEETINGS - RESIDENT COMMENT PERIOD INSTRUCTIONS

At each regularly scheduled Executive Board meeting, time will be provided for residents to comment on matters affecting the common interest of the community.

- Comments presented will not initiate Board consideration or action unless they are also submitted in writing to the Board president, as required in Noble Firs' Bylaws.
- The Board appreciates and will take note of comments, but will not respond or discuss at that time.

In general, the comment period will occur at the beginning of the meeting, following the Executive Session, if any.

A maximum of five (5) speakers will be heard; each speaker can speak for not more than two (2) minutes. [NOTE: In respect of the Board's need to conduct business, the time limit will be strictly enforced.]

Residents wishing to comment in person MUST SIGN UP via an email sent to noblefirs.sea.secretary@gmail.com by 5:00 pm the day of the Board meeting. Residents unable to attend in person may send a brief written comment (same email and deadline). The five slots for comments will be assigned based on the email time-stamp.

When signing up, the resident's email must include the subject on which they are commenting. Comments can relate to a current agenda item or another issue of common interest. NOTE: Issues that are related to individual resident concerns should be directed, in writing, to the Board president (noblefirs.sea.president@gmail.com).

Jul 25 – Jul 31, 2024

Abel's produce delivery - Tomatoes, garlic, rainbow chard, kale, and one bag of beets. Veg in the cooler in the A3 entryway. Prices are marked.

Pool reminder - The sounds of happy people enjoying our pool are one of the signs of summer at Noble Firs. Please remember, though, that sounds are amplified in the pool area, bouncing off the surface of the water and the pool enclosure walls, then echoing upward. EVERYONE, kids and adults, please be mindful of the neighbors who live around the pool area and keep voices down. Thank you

Building and Maintenance NEWS -

- H5 repair project: Last Friday, Travis, Mike, and I met at H5 with the resident, the architect, and staff from Quorum and Jehu's Construction. The architect signed off on some field changes and is confident the framing inspection, scheduled for Jul 30, will pass. The final repair will not look exactly like the other third floor balcony overhangs. Construction standards, materials, and permitting have changed since the early 1970s! (I also asked that the lumber debris be removed from the lawn and H1's patio.)

-Main breaker repair in C fixed this morning. A huge WHEW on this project, which had originally been diagnosed as a problem needing a complete rebuild of C's electrical service, including moving the panels and meters to the outside of the building. A big thank you to Graham at Quorum for bringing in a different vendor for a second opinion.

-Mike has rewired and repaired the broken streetlamp by C, fixed the 15th Ave pedestrian and 143rd St vehicle gates, painted the new pickets in the Chambery fence, secured J carpet nosing, fixed H gutter, and the shop door.

-This coming week, Mike will be preparing pickets for deck repair, digging up and replacing the broken valve for Zone 15 irrigation, fixing carport corral latch posts, the stuck pedestrian gate on 15th and the vehicle gate on 143rd. He will also be refreshing the white paint on curbs and stair treads, and getting started on painting more parking lot stripes and numbers. Residents, be on the lookout for emails asking you to move your cars.

-The D4 deck repair/resurfacing bid has been locked in. Fortunately, the approximately \$8000 price tag of past years has not increased, and it is what our 2024 capital budget includes.

-The SlideRight bid for replacement of J2's inoperable patio doors has also been locked in. The \$8000 price tag was a gobsmacker, but the other two bids were even higher.

-In the next couple of weeks, various repairs are scheduled: water leak damage to siding, soffit, and fascia above E1's front door, assessment of exterior water incursion in L2, more windstorm damage to the roof above A5, and water leak damage in D1.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Tea with the Treasurer - Mark your calendars for Sunday, Aug 11, at 300p for a fun (no, really!) Q&A session with Barbara Peterson, HOA Board Treasurer, delving deep into the weeds of our 2024 budget. OK, enticing invitation aside, here's the deal: At last year's November budget presentation, residents commented that it was hard to understand the new budget without

knowing more about the current year's expenditures. As in, where the heck did all that money go?!?! This session will be your opportunity to get the answer to that question for this year's budget. (We will have at least one more Q&A session in the fall, to provide information about next year's budget.)

Intro to Noble Firs Facebook Group - And on Sunday, Aug 18, at 200p, HOA Board member At Large, Eric Stevens will provide a Facebook tutorial for residents who would like more information about the features of our private Noble Firs FB group, which is our neighbor-to-neighbor online connection. Come and hear about how you can post photos of Wile E. Coyote and Harold the Heron, advertise household items you'd like to move along, ask neighbors for handyperson referrals, etc.

Upcoming meetings/events (all in the Clubhouse) -

Executive Board: Thursday, Aug 8, 700p

Tea with the Treasurer: Sunday, Aug 11, 300p

Intro to Noble Firs Facebook Group (FB tutorial): Sunday, Aug 18, 200p

Social Committee: Tuesday, Sep 5, 700p

Judith Rickard

Noble Firs HOA President

Jul 18 – Jul 24, 2024

This will be a short update. I was out of town last week, returned with a (mild) case of covid, and am just now coming back "online".

Abel's produce delivery - No vegies again today, but Abel brought the blueberry orders. Jenny has contacted folks with orders.

Pool Times reminder! - The hour from 6 - 7:00 pm is Adult Swim. No children, please.

HOA: Scroll to the bottom for tonight's HOA meeting agenda and the minutes from last week's Board meeting.

Building and Maintenance NEWS - Mike took some time off. More information from the Maintenance Team next week.

- H5 repair project: Last Monday's update from Nils Gerhold, Project Manager for Jehu's Construction: "This week we will be building out the framework for the Polycarbonate panels. We would like the city to come out for our initial framing inspection this Wednesday. We will follow up with another update on Thursday as we proceed with this."

- H5 Saturday work: HOA rules normally prohibit contractor work, especially power tools, on weekends. Last Saturday, I gave the H5 crew permission to work so they could be ready for the SDCI inspection this week. They were behind schedule due to the heat wave. A big thank you to everyone, especially the Upper Pond residents, for your understanding during last Saturday's very noisy day of work.

-Main breaker repair is scheduled today for C. Unknown if this will mean a power interruption; if it does, it should be brief.

Garbage - regular schedule this week

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Construction waste - where does it go? - This week, someone discarded in the J building garbage bin a number of 6-foot long, 1x2" shelf brackets (maybe?). These items make the bin too heavy for collection, prevent the lid from closing for which SPU will add a penalty to the HOA's bill, and make it difficult for J residents to discard their normal household garbage. Contractors on site are notified that they may not discard construction waste in our bins OR dumpsters. For residents doing DIY projects, please take your construction project waste to the dumpster.

Upcoming meetings/events -

HOA Owners/Residents: Thursday, Jul 18, 730p. Coffee and cookies at 700p. Agenda below.

Executive Board: Thursday, Aug 8, 700p

Judith Rickard

Noble Firs HOA President

HOA Meeting

Thursday, July 18, 2024

Coffee and treats at 7:00pm, meeting starts at 7:30pm

Agenda

- Call to order
- Board members present and absent
- Sign-in sheet for attendees
- Introduce new residents and guests
- Approval of draft Minutes from prior meeting
- Reports
- Treasurer
- Landscape
- Building and Maintenance
- Social Committee
- Disaster Preparation - on hiatus
- Old business
- FB tutorial session
- Rules and Regulations next step
- New business
- Planned timeline for 2025 budget building
- General Q&A as time allows
- Adjourn

Noble Firs Homeowners Association

DRAFT Board Meeting Minutes

Thursday July 11, 2024 7:00 pm

AGENDA

- Call to order at 7:00 pm
- Board Members present: Judith Rickard, Sue Rasp, Nancy Cornwell, Barbar Peterson, Travis Taylor, Maggie Bassetti, Eric Stevens

- Motion to open executive session to discuss potential litigation issues. Unanimous approval.
- Motion to Leave Executive session 7:50 pm. Unanimous approval.
- Guests present: Christina Rousch, Georgia Ann Kumor
- Open comment period for residents - none
- Motion to approve the June 13 Board Meeting Minutes and June 30 Special Board Meeting minutes, amended as follows: Date of May minutes corrected from the 16th to the 9th; Jun 10 Board minutes renamed "Special Board minutes" for clarity; "K's basement storage" changed to "K building basement storage" for clarity; and "none of the costs...billed by the HOA" correct to "billed to the HOA". Unanimous approval.

-Treasurer's Report - Barbara Peterson

As of June 30, 2024 our Assets less Liabilities totaled \$625,569. Of that ~\$400,000 is in CDs and ~\$136,000 is in non-designated reserves. (all numbers rounded to dollars)
Operating Income is \$423,765 - Dues represent 79%. Special Assessments collected are just over half of the goal. Most owners are paying in installments. Eleven owners are delaying Special Assessment payment.

Operating Expense is \$208,832.

July will have several large expenses and we'll receive bids on some key work.

Budget categories with underspend can help offset ones with unanticipated overages where possible to protect use of reserves.

Net Operating Income is \$214,932.

Capital Expenses are \$37,419.

\$36,604 represents H-5 overhang cost: architect's fee, construction deposit (50%), permits, 75% of beam cost.

Net Income is \$177,514.

Other financial issues:

2023 audit review progressing. Revised report arrived Monday for our sign-off.

Insurance premiums were paid July 10th, in full as proposed. Final premiums were \$32,017.23 and \$1786.97. \$24,940 of insurance reserves was used for the payment. The schedule to rebuild these reserves will be presented in August in anticipation of 2025-26 premium payment. \$15,500 remains in the budget for that purpose.

The July or August SPU bill should show our awarded credit. Over \$12,000 is expected for earlier overcharges.

For the bi-monthly Building and Maintenance and Landscape Reports, Judith explained that she wants to try introducing a shift in focus, i.e., on future issues and plans, so as to not duplicate the information already being covered in the Weekly Update emails.

-Building and Maintenance Report - Travis Taylor

Where does a person even start? Building-A received an unexpected windfall the week of June 2nd, when a tree limb came through the roof during the high winds on June 3rd. The exterior roof damage was patched the same day before any rain got in, and the internal ceiling damage was repaired later in the week. Looking down the road, given budgetary constraints and barring major events, we're going to be working on small but constant improvement projects in addition to the normal repairs for wear and tear. We're trying to keep ourselves proactive, but sustainably so. Small, incremental improvements to things like the irrigation system, or rebuilding and strengthening the railings to the 2nd and 3rd floor unit entryways to all the buildings around the property. New power was added to the pool surround for the fountain outside the clubhouse, and

a new, directional lighting fixture was added to the surround to cut down on light splash to surrounding units. If the results are favorable and everything passes muster, we'll see about replacing more fixtures down the road.

-Landscape Report - Maggie Bassetti

We had an arborist visit to evaluate the G Bldg. fir tree that is showing signs of stress. Luckily, he has recommended a 'hold and see' approach saying it is sound at this time. Abel and Sara continue with general care of grounds regarding annual pruning and weeding. Electricity has been restored to the fountain by the pool and is working again. Our arborist chip request for use in the meadow lapsed after waiting 4 weeks and has been re-sent. We are looking into hiring a crew for one day to remove all the weeds in the East bed by Bldg. G and the narrow strip along the northern edge of the lower pond. Once cleaned out, we would be using the wood chips from the 143rd street pile to lay down a cover layer.

-Old Business

--Scheduling Facebook tutorial: Eric will present a session on "How to use Facebook" to the Noble Firs community. Plan is for Sunday, August 18 in the afternoon. Eric will coordinate use of the Clubhouse with Vonnie and publicize the session.

--Rules and Regulations next step

Judith's report: In Jan 2020, revised Rules & Regulations (RR) were adopted by the Board. They were never promulgated. This is a serious gap in the HOA's governance process. Judith provided the following history: In the Board minutes for Jan 9, 2020: "Final edit of the Rules and Regulations. Bob sent out copies to the Board...Motion: Steve made a motion that we approve the draft with the corrections, so it is finished. Seconded by Cate. Motion unanimously approved. Bob will make 20 copies and bring to the Homeowners meeting for anyone wanting the final version." The Jan 2020 HOA meeting mentioned above was devoted primarily to budget ratification, and the minutes don't say anything about new RR. Even if the new RR were handed out, they were not published to the full HOA, nor posted on the Quorum nor NF websites. Note: this is likely explained by the start of covid, absence of in-person meetings, and no staff at the Quorum office. In mid-2023, Judith requested a Word version of the RR from Quorum. Surprisingly, instead of the 2013 version as posted on the NF website, she received a 2020 document which, even after several months of working on a RR update, she had never seen before. A few months later, the 2020 version appeared on Quorum's AppFolio page. And, apparently at about the same time, Quorum started including the 2020 version in their new owner packet. However, to date, the 2020 version has not been published to the full membership, nor posted on the NF website.

Action item: As the current Board-approved RR, the 2020 version needs to be promulgated to the HOA owners/resident. The Board needs to consider a few changes: 1. The 4/19/2023 anti-harassment amendment is erroneously buried in the pool rules. It needs to be moved to the opening section. 2. The 8/10/2023 (amended 4/11/2024) animal feeding rule needs to be added. (These are editorial only; no vote needed.) Additionally, the Board needs to decide whether or not to include the 5/10/2018 motion to "Have the HOA only pay for either an 8 foot x 10 foot raft or 3 foot x 10 foot path of asphalt, both starting at the edge of the existing patio." The 5/10/2018 minutes state "We now need to amend the R&R and date it." but that never happened. If this is not included in the 2020 RR, then the question would need to be re-addressed the next time it comes up. Motion to include the 5/10/2018 Board action in the 2020 RR (REV 2023) that the HOA will pay only for either an 8-foot x 10-foot raft or 3-foot x 10-foot path of asphalt, both starting at the edge of the existing patio". Unanimous approval.

Promulgation of 2020 RR (Rev 2023):

- 1 - Judith will send a cleaned-up version to Quorum to replace what is currently posted on the AppFolio page and the version in Quorum's new owner packet.
- 2- Nancy will post the cleaned-up version 2020 R&R to the NF website.
- 3- Quorum will print the 2020 RR (Rev 2023) and Sue, Maggie, and Nancy will hand-deliver hard copies to each unit.
- 4- Hard copies will be mailed to the Non-Resident Owners.

-New Business

--Planning the timeline for 2025 budget preparation:

Budget Planning timeline:

*about Aug 20: Ad hoc 2025 Budget subcommittee starts weekly meetings (this seems like an early start, but it worked out very well last year)

*mid/late Aug: Q&A session for residents on current budget: At the Nov 2023 HOA budget ratification meeting, several comments were received that members felt they needed more understanding of the current year's budget in order to understand the new budget. Since then, these questions have continued to arise. Barbara has volunteered to be available in the Clubhouse in mid/late-Aug or so, to provide a Q&A session to address questions about the 2024 budget. This will help the membership understand the budget, the issues faced, and how planning numbers are arrived at.

*Sep 12 Board Meeting: Discuss pre-draft of the 2025 budget

*late Sep: Q&A session for membership on 2025 budget pre-draft.

*Oct 10 Board Meeting: Board votes on final 2025 Budget

*Nov 21 HOA Homeowners Meeting: Board presents budget to the membership. Ratification vote.

--Planning July 18 HOA Meeting Agenda:

*Reports: Treasurer, Building & Maintenance, Landscape, Social Committee (Lois Horton), Disaster Preparedness (on hiatus)

*Plans for budget Q&A

*New R&R coming

*General Q&A session

--President's update: None

Motion to adjourn at 8:46 pm. Unanimous approval.

Submitted by Nancy Cornwell, HOA Secretary

Jul 4 – Jul 10, 2024

Abel's produce delivery - It's the 4th of July and Abel is taking the day off. No produce today!

Howdy, neighbors! - Please join me in welcoming new neighbors...

Melissa Steele and her 8 year old son Justus Walling moved into J1 at the end of May. Melissa says, "I'm originally from Southern California but I've become a true Seattleite in my 27 years here. And I've been in this neighborhood for close to 10 years now and thrilled to be part of this picturesque community. Justus will be a 3rd grader at Olympic Hills Elementary, and I'm a business director at an architecture and interior design firm downtown Seattle."

Jeri and George Ismert bought K4 at the end of June. Jeri says they are downsizing from their family home in Colorado in order to live closer to their son's family in Shoreline. They plan to move in towards the end of the summer, but there will be some renovation activity at K4 before then.

Wile E. Coyote - Day before yesterday, several residents reported seeing a (juvenile?) coyote. One person observed Wile eating something "crunchy" (not a cat as far as they could tell). Folks who had a first-hand view of Wily can report the sighting on the Seattle Carnivore Spotter website. (For our neighborhood, it currently shows on only one sighting, in early May at Chambery Park. We should get Wile's visit posted!) Also, the Seattle Coyote Study website has some interesting information on urban coyotes.

Whither water? - We have experienced a number of water incursion issues lately. Some of the resulting damage could have been avoided if a report had been made immediately. Anytime you see mystery water where water ought not to be, please report it to Travis or me immediately. If we don't immediately get back to you or if it is the weekend, report it to Quorum. Put these numbers on your refrigerator: Judith 206-669-4137; Travis 206-641-5542; Quorum 206-283-6000.

Building and Maintenance NEWS - Several projects that were, we thought, well on their way have had to be paused while unexpected problems are dealt with. (Anyone who has done home repairs is wincing as they remember similar experiences!)

- H5 repair work did start last Monday and will hopefully recommence next Monday with a new contractor. The Board met last Sunday and determined the original contractor's performance was unacceptable, and authorized Quorum to bring on a new crew. See Special Board meeting minutes below.
- D4 deck railing rebuild did start this week, but has paused due to rot that Mike found under the deck surface. This has happened in prior deck railing rebuilds, and requires a deck surfacing contractor to remediate.
- Slider repair at J2 still pending bids.
- Repairs at A from the windstorm that we thought were complete...aren't. More roof repairs and interior remediation are needed.
- D building's shower pan water leak returned, one month after the warranty expired for last year's repair. Drat!
- The rose garden drip lines are installed.
- Mike is on leave today and tomorrow, and next week, he will be working on repairing the outside lantern near C, checking to make sure all the irrigation spigots are functioning, rewiring the fountain outside the Clubhouse, and etc.

Garbage schedule ADJUSTED for 4th of July and Mike's time off -

*Green bin collection will skip a week.

Yesterday afternoon - Black bins were set out.

Friday - Recology empties black bins.

Friday afternoon - Black bins put away, and the blue bins set out.

Monday - Recology empties the dumpsters and blue bins.

*As you know, last Friday the green bins did NOT return to the carport corrals. That is because Recology missed collection. Recology came on Monday, and after cleaning, Mike returned the green bins to the corrals Tuesday morning. When the green bins are not available or are full, please hold onto your compostable garbage. Please do not put it outside your condo as it attracts rats (and coyotes!).

Upcoming meetings/events -

Executive Board: Thursday, Jul 11, 700p

Pool Party: Jul 14, 300-600p

HOA Owners/Residents: Thursday, Jul 18, 730p. Coffee and cookies at 700p.

Executive Board: Thursday, Aug 8, 700p

Judith Rickard

Noble Firs HOA President

Noble Firs Homeowners Association

Special Board Meeting – Minutes DRAFT

Sunday, June 30, 2024, 4:00 pm

Judith called the Board Meeting to order at 4:02 pm

Board Members Present: Judith Rickard, Sue Rasp, Barbara Peterson, Nancy Cornwell, Travis Taylor Maggie Bassetti, Eric Stevens

Board Members Absent: None

Guests: Felix Rodriguez, Quorum Property Management

Agenda:

Review of contractor performance on the H5 balcony repair project. Board discussion and decisions regarding next steps.

Motion to go into Executive Session unanimously approved.

Motion to return to open session unanimously approved.

Motion to authorize QMS to terminate the agreement retaining Downey and Sons for the H5 repair project and retain Jehu's Construction per the bid presented June 10, 2024. Work to start on or about Jul 8, 2024. QMS to make the HOA whole of any remediation costs resulting from Downey and Sons construction errors. Motion unanimously approved.

Motion to adjourn unanimously approved.

Adjourned 4:45 pm.

Submitted by Nancy Cornwell, HOA secretary

Jun 27 - Jul 3, 2024

Abel's produce delivery - In the A3 entryway, you will find a cooler with produce from Abel's farm: eggs, strawberries, chard, lettuce and garlic scapes.

Original committee for the Meadow re-design - I need to talk to someone who was on the original committee that worked on the Meadow re-design, under Diane Kunde chairship. Please email me if you were on that committee or know someone who was. Thanks.

Who to contact for a NON-emergency building/repair issue? - Last week, I posted about who to contact for an emergency. What about non-emergencies? Please email, text, or call Travis or myself, rather than Mike. Travis and I manage the priorities and maintenance scheduling, so Mike can concentrate on getting the work done.

Building and Maintenance NEWS -

- The first round of 2024 handrail repair is done! There will be another round in the fall, but in the meantime, if you have a shaky handrail, let me or Travis know. Right away. It's a safety issue.
- H5 repair work started on Monday and Tuesday, paused, and will pick up again tomorrow.
- D4 deck railing rebuild has started.
- Mike completed the installation of the drip line irrigation in the rose garden.
- Slider repair at J2 is pending receipt of more bids.
- Other jobs, repairs, and assessments are happening at A, C, D, E, K, L, and M.

Landscape - Good news! The Douglas fir at the southwest corner of G has been assessed by a Certified Master Arborist as marginally distressed, but definitely not a current candidate for removal. The arborist agrees with Maggie's suggestion to hold back on irrigation in that area, and he wants to check again in a year. We save a bundle of our landscape budget and hopefully one of our beautiful big trees.

Garbage schedule -

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins.

Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events -

Social Committee: Tuesday, Jul 2, 700p

Executive Board: Thursday, Jul 11, 700p

Pool Party: Jul 14, 300-600p

HOA Owners/Residents: Thursday, Jul 18, 730p. Coffee and cookies at 700p.

Judith Rickard

Noble Firs HOA President

Executive Board Meeting DRAFT Minutes

June 13, 2024

Call to order 7:03 pm

Roll Call

-Board members present: Sue Rasp, Barbara Peterson, Judith Rickard, Travis Taylor, Maggie Bassetti

-Board members absent: Eric Stevens, Nancy Cornwell

-Guests: Tina Roush, Georgia Kumor

Open comment speakers - none

Motion to approve May 16 and Jun 10 Board meeting minutes. Passed unanimously.

Treasurer's Report - Barbara Peterson

Total Assets \$ 630,210.80 - About \$15,000 more than the end of last month

Total Liabilities \$ 20,216.35 - Prepaid dues, rents

Total Capital \$ 609,994.45 - Net of Assets and Liabilities

(Per Financials as of May 31, 2024)

(numbers below rounded to nearest dollar)

- Operating Income (YTD) is \$359,538

-- Special Assessment collected Jan-May was \$69,542, 44.6% of our goal. The \$3464 from 2023 described in earlier reports is no longer referenced; it wasn't advance 2024 payments but late 2022 assessment payments.

- Operating Expense (YTD) is \$182,853.

-- Insurance premiums for 2023-24 were paid in full by May 31.

-- June 30th report will give a truer picture of where we stand halfway through the year and of new CD possibilities.

- Net Operating Income (NOI) is \$175,686.

- Capital Expenses (YTD) is \$13,747.

-- Regarding H-5 overhang project, SCR Architect's \$4200 May invoice, contractor 50% deposit of \$17,945.67, and \$2026.40 steel beam cost will be paid/recorded in June.

- Net Income is \$161,939 (YTD). Special assessment payments and designated dues in Reserves totals \$72,292.

Other issues:

- 2023 audit review still in progress. Comments sent to CPA for revision/reply.

- Barbara explained the plan she and Sue Rasp developed to pay the main 2024-25 insurance premium in full saving the HOA a \$1700 penalty if paid in monthly installments.

The plan is consistent with our Declaration and includes re-building HOA insurance reserves for the 25-26 premium. Details will be decided in July after the adjusted smaller policy pricing is confirmed.

- Hershel Berg helped review Seattle City Light charges. SCL analysis was sent earlier. Hershel has volunteered to assist Eric in exploring pool solar heating alternatives. Consideration of a new pool heating scheme will be a 2025 action.

- No added information about the dollar outcome of winning our hearing examiner appeal on SPU overcharges. How to apply this credit will be considered after the amount is confirmed.

- Finally, Barbara's reviewed her efforts to monitor our accounts and accounting in preparation for budget season:

*Tracking cash flow and capacity of the budget to meet unexpected events.

*Timely submission of invoices so that payments can be made in the month following the work.

*Repaying Cash Reserves, when possible, if funds were borrowed due to a cash flow issue.

*Reviewing capital expenditures since 2018 when Quorum moved from QuickBooks to Appfolio; hoping to create alignment in Capital Accounts. Some services are in two different accounts.

*Tracking funds going to Reserves: insurance, designated dues, special assessment.

*Being vigilant on current issues which involve the HOA, Quorum/Quorum Maintenance Services, homeowners, and homeowner's insurance.

Old Business

-Leaf Filter refund: Judith explained that the ~6 gutter guards installed by Leaf Filter are not performing satisfactorily. They do not work for the type of vegetation (evergreen needles and buds, moss, algae, etc) in our area, clogging up and causing the rain water to overshoot the gutter. Quorum (Graham Hordahl) has written letters documenting the problem and asking Leaf Filter to stand by their money-back guarantee. So far, there has been no productive response. Graham is continuing to work the issue, but there is a possibility that we will not recover the ~\$3000 spent last year. (Side note: due to the ongoing problems of leaking/overflowing gutters, the Maintenance Team has decided to return to a three times per year gutter cleaning schedule.)

-Envelope study postponement?: Judith reviewed the current status of our envelope study bid from J2, which is due to expire soon. The bid is for \$12,000 which is the amount in our budget.

However, we have learned that the cost of repairing the 6-8 test site openings of the building envelope will be an additional cost. J2 will not provide an estimate of the repairs, as it depends on what is found. Judith guesstimates \$2000. In addition, in just the last couple of weeks, we learned that asbestos testing is required for all of the test sites, for a minimum of ~\$1000, plus whatever abatement is needed. Another guesstimate of \$2000 total. The grand total plus sales tax could come close to \$20,000, which is not in our budget. Two action items: As soon as the contract with our new reserve study consultant, Samdal Associates, is finalized, Judith will talk to Jeff Samdal about his recommendations vis-a-vis moving forward with the envelope study. Judith will contact Graham to see if J2 will extend their bid deadline while she works with Jeff Samdal.

New Business

-Architectural variance for L6 window replacement: Judith presented the L6 owner proposal for replacing their kitchen and secondary bedroom windows. (Current windows are functional, so cost of replacement will be borne by the owner.) The specs for the bedroom window specify a double-panel window. This is a variance from the Noble Firs standard of triple-panel windows. There are currently four secondary bedroom windows on campus that vary from the standard, so there is precedence for this variation. Sue explained that when her new windows were installed, she was informed that our triple-panel windows no longer meet code as they do not allow for access of a firefighter in full gear.

MOTION: The Board grants an architectural variance for double-panel windows for the L6 secondary bedroom. Passed unanimously.

-C building water leak update and costs: Judith described the current status of the early March water leak event in C1. The plumber pressure tested the dishwashers and pipes in C1-C3-C5 and has been unable to find a problem. Graham, Felix, and the plumber believe that further pressure testing will be unproductive and runs the risk of damaging our aging plumbing. Judith advised Graham to have C3 restored to living condition. Graham is checking further with C1. The Board asked Judith, if necessary, to check with our attorney regarding responsibility for water damage when no clear cause can be determined.

-Insurance renewal - Sue Rasp presented information and recommendations for our main policy renewal with American Family Insurance. The Board discussed the renewal details and accepted Sue's recommendations.

-HOA Package Policy and Commercial Umbrella Liability Policy renewal quotes from American Family Insurance for the 7-14-24 to 7-14-25 term for HOA Package Policy Number 91001-12057-44: Renewal Premium is \$33,647.22. If paid in full \$31,980.20 for savings of \$1,669.02.

-- General Liability: \$2M per occurrence

-- No-fault Medical Expense Limit: \$5,000

-- Products/Completed Operations Aggregate: \$4M

-- Computer Fraud And Funds Transfer Fraud Coverage Limit: \$500,000

-- Directors And Officers Liability: \$2M Limit / \$1M Claims Expense Annual Aggregate, \$1,000 deductible, Retroactive date 7-14-2016

-- Stop Gap Liability: \$500,000 Injury by Accident/ \$500,000 Injury by Disease/\$500,000 Injury By Disease Aggregate.

-- Employee Dishonesty: \$500,000 per occurrence / \$1,000 deductible

-- Business Person Property increased 2% to \$102,000. Sue recommended increasing this to \$125,000 for increase of \$39 to our annual premium.

-- New Blanket Property Insurance Limit is \$30,374.500 which includes:

-- Single Building limits increased 26% to \$2,209,000

-- Double Building limits increased 29% to \$4,512,000

-- Clubhouse + Apartment \$867,500

-- Sewer backup \$100,000 per building, \$1,000 deductible
-- Carports \$25,000 ea.; Swimming Pool \$100,000; and Fences \$75,000
- The renewal quote includes Cyber Data Breach Coverage with an aggregate coverage limit of \$25,000. This includes a \$25,000 Liability Coverage Limit and \$25,000 First Party Coverage limit. Deductible is \$1,000. Sue recommended accepting this endorsement for annual premium increase of \$141.00.

- The renewal quote includes an Offer Of Terrorism Insurance Coverage And Disclosure Of Premium of \$1,068.46 on the HOA Package Policy. Historically, we have declined this coverage, and Sue recommended we continue to decline.

- Commercial Umbrella Policy # 91001-11048-45 (no change): Limit \$5M aggregate/ \$5M each occurrence / \$5M Personal And Advertising Injury Limit / Self-Insured Retention \$10,000 each occurrence. Renewal Premium \$1,876.97. Cost to add Terrorism Insurance Coverage to the Umbrella Policy is \$37.54 annual.

Motion: The Board accepts the American Family Insurance package policy renewal and commercial umbrella liability policy renewal for July 2024 - July 2025, increasing coverage for business and personal property for an additional premium cost of \$39, adding cyber data breach coverage for an additional premium cost of \$141, and declining terrorism insurance coverage. Passed unanimously.

- In consultation with our AFI agent, Ryan Carlson, Sue recommended that the Board consider two additional policies: Sexual Misconduct Coverage and a separate liability coverage for our golf cart. AFI does not offer either of these policies, so Ryan is researching options. Sue will report back next month, also including research she is doing on Quorum co-insurance.

President's update - Judith Rickard

- K3 water heater failure: This event did some damage to K3 and extensive damage to K1 and K's basement storage unit. Quorum is working with ServPro which is coordinating mitigation and restoration, including the safety of electrical installations and asbestos abatement. Judith has reminded Quorum that none of the costs associated with this event should be billed by the HOA.

- Information in Weekly Updates: Judith explained that with the publication of Thursdays' Weekly Updates, she hopes Board meetings can focus on business more than information sharing.

Motion to adjourn. Passed unanimously. Meeting adjourned at 9:10 pm.

Respectfully submitted,
Judith Rickard
Noble Firs HOA President

Jun 20 - 26, 2024

Abel's first produce delivery of the summer! - Happy solstice! In celebration, Abel brought one dozen eggs, two bunches of radishes, a bag of beets, a bag of Swiss chard and a green lettuce. Cooler is in the entry of A3.

BRRRR! Why is the pool so cold some mornings? - Occasionally, the pool pump hiccups and stops working. With no heated water being circulated, the pool cools down rapidly. Mike has trained Travis and me on how to reset and restart the pool pump. The pool temp has been holding steady at 85; text us if the thermometer shows it is below that.

Who to contact for a building/repair emergency? - For fire or other life-threatening emergencies, call 911. As shown on our website's home page, the primary building/repair emergency number

to call is Quorum 206-283-6000. This number is staffed 24/7 and has the emergency contacts for me, Travis, Mike and the Board. Emergencies involving active water leaks can be very destructive - please let me or Travis know if you need to be shown the exterior water shut off for your building.

Building and Maintenance NEWS -

- This summer's round of handrail repair should finish up in the next week or so. There will be another round in the fall. As mentioned before, this is a safety issue, so other, non-emergent maintenance activities have been postponed.
 - The steel beam needed for the H5 balcony overhang repair has been fabricated and picked up. Downey and Sons should be starting work soon.
 - Our scaffolding has been moved to D4 for the deck rail rebuild. (Not H4 as reported last week.) Mike will start on that project as soon as the handrails are done. The question has arisen, why erect the scaffolding if work can't immediately proceed? It's because scaffolding takes two workers, and our opportunity to borrow someone from Quorum is very limited. They had someone available last Monday, and we took advantage of that.
 - MORE irrigation irritation (couldn't resist) - a vehicle ran into a spigot by K. Mike dug it out and repaired it.
 - Travis arranged for slider repair at J2.
 - The big windstorm of two weeks ago brought down lots of small tree debris, clogging up our building gutters. Travis has scheduled the gutter cleaning crew for next Monday. (The Maintenance Calendar is returning to our previous schedule of three gutter cleanings a year. The last couple of years we've tried to get by with two cleanings, and it results in too many gutter "waterfalls" when it rains.)
 - Mitigation and restoration continues in K following the water heater failure there. All the electrical panels and connections had to be examined for safety, and wallboard surveyed for asbestos abatement.
- Plumbing and water heater inspection - I ended up changing my plan of last week, i.e., to sign up for a water heater inspection and report back on the experience. Instead, I paid \$69 for a full condo plumbing inspection provided by Craftsman Plumbing. (Not affiliated; no benefit to me for this review.) As you can imagine, at this price point, the inspection was very much an overview, i.e., no pulling out of the dishwasher, flushing of the water heater, testing of shut-off valves, etc. The technician did spend just over an hour with me, doing a visual overview of all the plumbing in my condo, filling out a multi-point checklist, looking at my building's exterior shut-off, and providing a LOT of valuable information. I feel it was well worth the time and money. A couple of examples:
- The inspection does not include testing toilet, etc shut-off valves, since it can cause a major repair if the valve turns out to be frozen. However, the tech visually inspected my shut-off valves, told me they looked new enough to likely be ok, advised me that there was an updated type of shut-off that could be installed, and that my supply lines were not "no-burst" and I may want to think about replacing them. (I did receive follow-up estimates for this recommended work, but there was NO hard sell.)
 - The tech visually examined my 2019 water heater, noted the evidence of a very, very slow drip from one of the fittings and advised me to keep an eye on it. He explained that his company does not advise extensive water heater maintenance like flushing and sacrificial anode replacement, etc. as Seattle's non-mineralized water doesn't tend to require this step.
 - He provided this VERY helpful formula for water heater safety: To achieve 90% avoidance of a major water heater failure, your water heater needs to be professionally installed, a reliable brand (Bradford, AO White, Rheem), not over 10 years old, and visually inspected every 3-5 years. Water heater safety rises to 95% if you install an audible leak detector in the drip pan, and to 99% if you install a leak detector connected to your smartphone so you will know if there

is a problem whether you are home or not. (AND, you test your leak detectors regularly.) The tech emphasized that there is no 100% guarantee of water heater safety...that last 1% is what insurance is for.

P.S. During the inspection visits, the techs are allowed to fix very minor repairs. My tech fixed a not-serious but irritating problem with my kitchen faucet. [big smile]

Garbage schedule -

Thursday afternoon - Green bins disappear and black bins are set out.

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Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events -

Social Committee: Tuesday, Jul 2, 700p

Executive Board: Thursday, Jul 11, 700p

Pool Party: Jul 14, 300-600p

HOA Owners/Residents: Thursday, Jul 18, 730p Coffee and cookies at 700p.

Jun 13 - 19, 2024

Noble Firs Executive Board meeting TONIGHT at 700p in the Clubhouse - Scroll to the bottom for the agenda. Residents are welcome as observers and may address the Board during the open comment period. Instructions for sign-up are below, PLEASE NOTE: Questions have arisen about the purpose of the open comment period. It is an opportunity to briefly comment on matters affecting the common interest of the community. If a resident has an individual concern for which they want specific Board action, they need to send it to the Board in writing.

Real estate activity - 2024 is seeing the greatest amount of condo sales in a calendar year since NF was built in 1973. Sales that have closed so far this year: C3, D4, E2, and J1. B4 was listed Mar 4; K4 was listed Mar 20 and went pending Jun 12. N4 was listed Apr 5, but is now off the market.

Clubhouse reservations -Vonnice and Nancy are both traveling. Please submit any Clubhouse reservations to me.

Building and Maintenance NEWS -

- Handrail repair continues as Mike's major focus this week. This is a safety issue, so it has bumped some other tasks down the list of priorities.

- The final contractor bid for the H5 repair project has been awarded. Scroll down for a summary of the Special Board meeting vote on Jun 10. The contractor hopes to start work on Jun 17. A copy of the bid will be available soon. Contact me if you are interested in seeing it.

- By the end of the week, the scaffolding will be moved to H4 for the deck rail rebuild. Mike will start on that project as soon as the handrails are done.

- Remember "irrigation system activation is finally complete"? Hah! Zone 15 was leaking so badly Mike had to cap it off, pending a full repair. Luckily, no irrigation is needed yet in that zone. Also speaking of irrigation, the drip line installation in the rose garden is on hold. Abel has confirmed that with the current weather, the roses are doing fine. (Rose garden crew, please feel free to hand water if you feel the need.)

- Mike patched the 2-foot gap in the fence near the stop sign. (Note: we patch and shore up this fence, even though it is not on our property, in order to keep our somewhat porous perimeter

from being totally accessible. (The fence belongs to Executive Estates, and its management has been contacted in the past about the problems with their fence. They were unwilling to do anything. A couple of years ago, NF offered to replace the fence at our expense, and they declined.) Mike will also be fixing the broken picket in the fence by N building.

- Following the Jun 10 windstorm, there are a LOT of fir buds clogging the gutters, so the gutter cleaning crew will be back soon.

- Mike tightened the 15th Ave gate chain. This has been added to the Maintenance Calendar as a monthly check.

- Lastly, a condo in K building suffered a catastrophic water heater failure. Water heaters, like clothes washers and dishwashers, are defined in our governing documents as high-risk appliances. When a high-risk appliance fails, cost of any damage to the owner's condo and adjacent condos is the responsibility of the owner. The last time this happened, about five years ago, the damage amounted to \$8000 (about \$10,000 in today's dollars). How to try to avoid this awful situation: If your water heater is 10 years old or older, replace it. If you've never had your water heater inspected, do so. (To be honest, I'd never heard of a water heater inspection. But I'm having my five-year-old water heater inspected tomorrow. I'll let you know how it turns out.) If you don't have water leak detectors for all high-risk appliances, install them. And, make sure your condo owner's insurance covers this situation, because even a brand-new water heater can fail.

Garbage schedule -

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Friday afternoon - Green bins return, black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Garbage ALERT - If you are discarding a large item like furniture, appliances, a mattress, etc, please do not drop it off in the dumpster corral, assuming the Dumpster Elf will magically make it disappear. Contact me to arrange for SPU to do a "large item pickup". The cost is \$30 per item (\$38 for refrigerators) and will be billed as part of your monthly dues payment.

Upcoming meetings/events -

Executive Board: Thursday, Jun 13, 700p

Social Committee: Tuesday, Jul 2, 700p

Executive Board: Thursday, Jul 11, 700p

Pool Party: Jul 14, 300-600p

HOA Owners/Residents: Thursday, Jul 18, 730p Coffee and cookies at 700p.

Executive Board Meeting AGENDA

June 13, 2024, 700p

Call to order 7:00 pm

[Possible] Executive Session - Discuss litigation issues

Roll Call

Open comment period for residents (speakers must sign-up in advance; scroll down for instructions - sign up with Judith for this meeting)

Approval of May 16 and Jun 10 Board meeting minutes

Treasurer's Report - Barbara Peterson

-Including options for prepayment of insurance premiums

Old Business

-Leaf Filter refund

-Envelope study postponement

New Business

-Architectural variance for L6 window replacement

-C building water leak update and costs

-Insurance renewal - Sue Rasp

President's update - Judith Rickard

-K3 water heater failure

Vote to adjourn

BOARD MEETINGS - RESIDENT COMMENT PERIOD INSTRUCTIONS

At each regularly scheduled Executive Board meeting, time will be provided for residents to comment on matters affecting the common interest of the community.

- Comments presented will not initiate Board consideration or action unless they are also submitted in writing to the Board president, as required in Noble Firs' Bylaws.

- The Board appreciates and will take note of comments, but will not respond or discuss at that time.

In general, the comment period will occur at the beginning of the meeting, following the Executive Session, if any.

A maximum of five (5) speakers will be heard; each speaker can speak for not more than two (2) minutes. [NOTE: In respect of the Board's need to conduct business, the time limit will be strictly enforced.]

Residents wishing to comment in person MUST SIGN UP via an email sent to noblefirs.sea.secretary@gmail.com by 5:00 pm the day of the Board meeting. Residents unable to attend in person may send a brief written comment (same email and deadline). The five slots for comments will be assigned based on the email time-stamp.

When signing up, the resident's email must include the subject on which they are commenting. Comments can relate to a current agenda item or another issue of common interest. NOTE: Issues that are related to individual resident concerns should be directed, in writing, to the Board president (noblefirs.sea.president@gmail.com).

Noble Fir Homeowners Association
Special Board Meeting Minutes
Monday, June 10, 2024

Call to order 2:00 pm

Board Members present (by Zoom): Judith Rickard, Sue Rasp, Nancy Cornwell, Barbara Peterson, Travis Taylor, Maggie Bassetti, Eric Stevens

Board Members absent: None

Guests: Timour Kononenko, Felix Rodriguez

Judith explained:

-Noble Firs' ByLaws state special Board meetings may be held after giving three days notice to the Board members, which has been done.

-This meeting will be entirely in Executive Session, as it concerns competing vendor bids.

AGENDA

Vote to enter Executive Session passed unanimously.

Quorum Maintenance Services presentation of bids for completion of the H5 balcony repair and Board discussion.

Vote to return to open session passed unanimously.

Board action -

Motion passed unanimously: The Board authorizes general contractor Quorum Maintenance Services to hire Downey and Sons as the sub-contractor to complete the H5 overhang repair and deck railing rebuild per the bid information presented June 10, 2024, as corrected to specify mostly exterior access with Downey and Sons' scaffolding; bid cost to the Noble Firs HOA of \$28,500 for the overhang repair, \$4025 for the deck railing rebuild, for a total of \$32,525 plus Seattle sales tax.

Motion passed unanimously: The Board retains Quorum Management Services as the general contractor for the H5 overhang repair and deck railing rebuild project at a contractor's surcharge of 10% of the total project cost, not including sales tax. Sales tax payable to QMS based on the 10% surcharge.

Vote to adjourn passed unanimously.

Meeting adjourned at 2:50 pm.

Respectfully submitted,

Judith Rickard

Noble Firs HOA President

Jun 6 - 12, 2024

Pool updates -

- Please take your pool toys home or return them to the box on the pool deck. Every Monday, any pool toys left in the pool or on the pool deck will be tossed.

- Personal items left by the pool (goggles, towels, smartphones (!), keys, etc) will be placed on the table by the Clubhouse door.

- There is an extra propane canister by the grills. Your Clubhouse key unlocks the padlock.

- If you use BBQ utensils, please clean them and return to the grills. Dirty BBQ utensils will be placed in the bucket by the grills. (In other words, Mike won't be washing the BBQ utensils.)

- Tina Roush is the backup coordinator for the Pool Crew in Nancy's absence. Thanks, Tina!

Clubhouse reservations - Vonnie and Nancy are both traveling. Please submit any Clubhouse reservations to me.

Building and Maintenance NEWS -

- So much! It never rains, but it pours...oh, wait, last week it was the rain and WIND. Which brought down a large branch that pierced the roof and bedroom ceiling of A5 mid-day last Monday. The owner was out of town, but the NF team and Quorum quickly coordinated to bring in an emergency roofer, so no water damage. The interior ceiling will require asbestos abatement, then repair.
- Pool activation is complete, and we are ready for the inspector.
- Mike replaced several light bulbs around campus and fixed a breaker. (Residents, as you are out and about after dark and notice exterior lights out, please report!)
- Handrail repair is a high priority, and Mike's major focus this week. We have added twice yearly handrail checks to the Maintenance Calendar.
- Final contractor bids are still pending for the H5 balcony repair, but as the contractors will be using their own scaffolding, we can now move our scaffolding to...
- H4 which is the first of this summer's second floor deck railing rebuilds.

Landscape - Luckily, we had a recent visit from our arborist, because the "pruning" done by Mother Nature in Monday's windstorm could have been much worse. As it was, one limb damaged A5, and Abel reports that several other large limbs came down. As you can see by the 143rd gate, we have finally received our long-awaited chip delivery and Abel and his helpers will be applying the chips to the grounds.

ALERT to our gardeners - The green bins are primarily intended for compostable kitchen waste. If you have a lot of garden waste and fill up the green bins, other residents do not have room for their kitchen waste. Garden waste can be placed in the yard waste "pile" on the concrete pad in front of the dumpster corral. The landscape crew will take it away on Friday.

What you don't see - I know it's guaranteed to make eyes glaze over, but I want to provide a glimpse into what goes on in the background to keep NF up, running, and legal. Here's just a few examples from this last week: evaluating capital projects for 2025's budget (yes, the Board is already preparing for next year's budget), negotiating the upcoming envelope study, negotiating our July insurance renewal, contracting with a new consultant for our mandatory annual reserve study, sending innumerable emails to get answers in order to complete our 2023 audit, and I could go on. But, luckily for everyone, I won't. You're welcome. Come and observe at our Board meetings for more fascinating glimpses behind the scenes.

Garbage schedule -

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins. Friday afternoon, the green bins return, the black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Upcoming meetings/events -

Executive Board: Thursday, Jun 13, 700p

Social Committee: Tuesday, Jul 2, 700p

Executive Board: Thursday, Jul 11, 700p

Pool Party: Jul 14, 300-600p

HOA Owners/Residents: Thursday, Jul 18, 730p Coffee and cookies at 700p.

Judith Rickard
Noble Firs HOA President

May 30 - Jun 5, 2024

Recycling ALERT! - There have been problems recently with the recycling dumpster and blue bins being overfull because of cardboard boxes that have not been broken down. Thanks to the labels that Amazon etc kindly attached to the boxes, it is easy to see who is forgetting to break down their boxes. If you are one of those folks, you may see your intact boxes returned to your doorstep for needed "processing"!

Wasp nests - Wasp season seems to have started early this year. We are scheduling United Pest Services to deal with the first round of wasp nests. If you notice signs of a wasp nest, please do not attempt to deal with it yourself. The professionals have the expertise and equipment to do the dirty work.

Reminder - Today, the 1614 call box code for the 15th Ave gate was de-activated. All residents have signed up for or been assigned a new code. If you use a gate "clicker", it is not affected by the code change. Questions? Contact Sue Rasp, noblefirs.sea.vicepresident@gmail.com.

Building and Maintenance NEWS - The process of "pool opening" is ongoing: Last week, Mike met with the diver from Watermill who replaced the VGB grates at the bottom of the pool, and also provided more information about recertification of our pool pump. Mike will be re-installing and stocking the pool patio water dispenser as required by the upcoming pool inspection.

Several light bulbs around campus need replacing, plus Mike will be checking out a possible breaker problem as light posts and a pathway light near A/B have gone dark.

Urgent handrail and gutter repairs have postponed repair of a possible Zone 15 bad irrigation valve and the laying the drip lines in the rose garden. And, we just found out that Quorum is still waiting for the final contractor bids for the H5 balcony repair.

Farewell to a neighbor - Please join me in saying good-bye to Inhee Treadwell. She says she hopes the new owner will be as happy and enjoy living in J1 as she was. (The sale of J1 closed yesterday, but we don't have information about our new neighbors yet.)

Garbage schedule -

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Meetings and schedule -

Minutes from the May 16 HOA meeting are posted below (the minutes are "draft" until adopted at the Jul 18 meeting)

Upcoming meetings/events -

Executive Board: Thursday, Jun 13, 700p

Social Committee: Tuesday, Jul 2, 700p

Executive Board: Thursday, Jul 11, 700p

Pool Party: Jul 14, 300-600p

HOA Owners/Residents: Thursday, Jul 18, 730p Coffee and cookies at 700p.

Judith Rickard
Noble Firs HOA President

DRAFT Noble Firs HOA Meeting Minutes

Thursday, May 16, 2024 7:30 pm

Call to order: Judith Rickard called the meeting to order at 7:30

Board members present: Judith Rickard, Sue Rasp, Nancy Cornwell, Barbara Peterson, Maggie Bassetti, Eric Stevens

Board members absent: Travis Taylor

Homeowners present: Herschel Berg, Kevin Chou, Sara Clark, Judy Felch, Lois Horton, Howard Hubbard, Barbara Hubbard, Georgia Ann Kumor, Sally Mackey, Gaby Madrid, Warren Peterson, Christine Roush, Lena Sorensen

Sara Clark moved to approve the HOA 3-14-24 Minutes as written. Seconded and unanimous approval.

COMMITTEE REPORTS:

Treasurer Report by Barbara Peterson

Total Assets	\$ 594,718.79	Up approx. \$18,300 over last month
Total Liabilities	\$ 19,696.31	Prepaid dues, rents and assessments
Total Capital	\$ 575,022.48	Net of Assets and Liabilities
		Financials as of April 30, 2024

(numbers below rounded to nearest dollar)

Operating Income (YTD) is \$289,654

Dues represent 78% (\$224,688). Recorded interest income is 1.6% (\$4,575.50).

Special Assessments collected to-date including December represents 40% of our goal.

Operating Expense (YTD) is \$146,763. Expenses are still running behind projections.

Net Operating Income (NOI) is \$142,891.

Capital Expenses (YTD) are \$15,924.

H-5 overhang expenses total 12,932.

Net Income is \$126,967 (YTD). Special assessments and interest represent 50%.

Other issues:

2022 Audit is posted on homeowners' website. 2023 audit review nearing completion.

2023 IRS tax return was submitted.

Working with Quorum to get paid bills assigned to the correct accounts with descriptions. One bill affecting the above numbers was \$2177 and will be moved from capital to operating expenses for May's report.

First half property taxes on 12 parking spots HOA owns were paid on time. Six spots are rented at a rate that still covers the increased taxes on those spots. The HOA covers the other six.

Sue Rasp and I will be working on an insurance payment plan once we get a 2024-25 premium quote.

CD Recommendations – two mature on 4/19/2024

Insurance CD (\$24,000) at HomeStreet Bank matured and closed at \$24,645.20. Hence, the insurance reserves cash account totals \$25,921.50.

General Reserves CD (\$200,932.38) at US Bank matured at \$209,056.91. Per board approval, \$30,000 was added to the CD and extended for 7 mos. at 4.8% APY. Reissue balance was \$239,056.91 and matures on November 19, 2024.

I am working with Maggie and City Light to better understand our electric charges. This is part of the requested electrical usage analysis in conjunction with getting a variety of pool solar heating bids.

Tracking Cash Reserves: I am monitoring Cash Reserves to make sure that expected monthly deposits are made and balanced. My goal is that cash flow withdrawals are repaid. The exception would be specific board decisions to pay a capital bill from the reserve account as was done last year with the sewer cleanout bill or when repayment is not possible for another reason by year's end.

Building and Maintenance - Report by Travis Taylor (read by Judith Rickard)

Springtime being what it is, the big focus has been on irrigation and on the pool, but that hasn't been the only thing.

The short summary of things that aren't the pool or irrigation:

- Japanese beetle infestation (NOT Ladybugs) in L building: United was called and handled it. The bugs were on campus, so the HOA paid for UPS. The owner was advised that any openings around his windows allowing the bugs to enter were his responsibility to repair.
- All the exterior sump pumps were checked to make sure they were operating properly (they are)
- All but one of the interior sump pumps has been checked and they are working.
- All three of the shop generators were tested and are working. (The generators would be used to power the sump pumps in case of an extended power outage.)
- Dryer vents were cleaned.
- Roofs were treated for moss and blown off.
- Several sidewalk repairs performed by Picasso Paving. The most obvious relief being between L and F buildings, and the deep hole by the 15th gate.
- The mastic removal at A building is up next. Once we ascertained that it didn't contain asbestos, we started looking for someone to clear it off. The first couple companies I checked said they would use super high-pressure water, but we passed. So, I'll be checking with companies that do sandblasting next.
- Requesting a second opinion for the electrical problem in C paid off, as we have a bid for an appropriate and much cheaper solution.

Circling back, irrigation is 99% done, the big slowdown there being that there was a water leak caused by Clearline at H building. They were here the morning of May 9th to fix it, at no cost. Fortunately, the weather's been kind enough to us that we haven't needed the irrigation system yet. Pool prep is continuing, and Mike is confident it'll be ready for the usual opening weekend.

Landscape Report - Report by Maggie Bassetti

Terrace Garden on east side of bldg F has been greatly weeded, cleaned up and some supplemental plants added. Additional purple heuchera, blue hosta, tierella foam flower, and fern varieties have been added to the meadow area to help fill in some of the gaps. Most plants have done really well, like the Muscari and Purple Camas. Supplemental bulbs have been pre-ordered for Fall Planting: Muscari, Chinodoxia (Glory of the Snow) and Wood Anemone.

Arborist chips still seem to be difficult to get. The Chip Drop request has been sent, expired and re-set three times so far. Still hoping some will come forward.

Seems to be excess water on slope near west side of middle pond - have turned off the irrigation to that side for now and will watch. If anyone sees an area that seems excessively wet, please bring it to the attention of the Landscape Committee.

Pond - Abel has been working on removing dead leaf materials and we are experimenting with a product to reduce some of the muck that has settled over many years.

Had the annual arborist visit. Main item discussed was the status of the fir tree by bldg G. Concern that has become very stressed in one year and looks to be dying. Looks to be dying out, turning browner and producing small cones. Likely will need to remove which requires a SDCI permit & filing, possible review and documentation and estimated two days of removal work. Cutting down the tree will take us a full two days and budget of \$6000-\$6500tx. Will relay info as we learn more about the process.

Social Committee - Report by Lois Horton

The Social Committee met on Tuesday, May 14. Judy, Sally, Tina, Sue, and Lois were present. We finalized plans for the Summer Pool Party. The event will take place on Sunday, July 14 from 3:00-6:00 by the pool. The menu will include Dogs, buns, potato salad, baked beans, fruit, brownies, chips, cookies, wine, beer and soft drinks. Again, there will be no charge for this event. Please RSVP, (tell us if you're coming.). We will be able to purchase enough food if we know how many to expect. Thank you.

The pool will be available to use during the party. Come enjoy our Summer weather and beautiful pool. If anyone would like to help cook the dogs, let one of the committee members know. We now have 2 GRILLS, so we'll need more chefs.

Our next meeting will be July 2 at 7:00 in the clubhouse. No meeting in June. We would like more people to join the committee, so come check us out.

Lois Horton, Chair

Social Committee members: Judy Felch, Barbara Hubbard, Sally Mackey, Mariette Poirier, Tina Roush, David Seney, Sue Rasp (Board liaison)

Disaster Preparedness Committee - On Hiatus

OLD BUSINESS

Call box code updates – Sue will assign new gate entry codes to the three outstanding unresponsive units. NOTE: On 5/30/24 the old 1614 code will be disabled

NEW BUSINESS

2024 pool opening – May 24, 2024

For all of the pool hours, lap swimmers and recreational swimmers, please share.

Monday – Friday:

7am – 10am Adult Only
10am – 1pm Open Swim
1pm – 2pm Closed for testing and cleaning (pool and pool deck)
2pm – 6pm Open Swim
6pm – 7pm Adult Only
7pm – 9pm Open Swim
9pm – 10pm Adult Only (quiet enjoyment, please)

Weekends and holidays:

7am – 1pm Open Swim
1pm – 2pm Closed for testing and cleaning (pool and pool deck)
2pm – 9pm Open Swim
9pm – 10pm Adult Only (quiet enjoyment, please)

Pool Volunteers are needed for weekends, holidays, and Mike's vacations days, when he will not be available for the required daily testing. The testing is quick and simple and criteria for adding chlorine (if occasionally needed) is simple and straightforward. Nancy Cornwell and/or Mike will instruct those volunteering.

Barbara Howard reminded everyone that a mop & bucket are available in the men's restroom in the clubhouse. She emphasized the need to mop up tracked in pool water when entering the clubhouse. The wet floor is extremely slippery and dangerous.

Security issues

Eric reported there is a porch pirate, white male, late 30's, with large backpack walking in the campus looking for things to steal. He goes down the stairwells to load his backpack. If you see him, report him to the police.

With the increasing incidents of porch package theft, Judith recommended considering using Amazon lock box for deliveries. There is one at the Dollar Store and Safeway on 15th & 125th, as well as other locations.

Gaby asked about installing cameras at the gates. Board will research and discuss feasibility.

Barbara Howard suggested there be a list of animals in units, in case of emergency and they might be left untended.

Lena Sorensen loves Judith's weekly update emails. Unanimous agreement.

Howard Hubbard moved to adjourn the meeting at 8:31pm. Seconded, Unanimous approval.

ANNOUNCEMENTS/CALENDAR

Upcoming meetings:

Board Meeting: Thursday, Jun 13, 7:00pm, Clubhouse (everyone welcome)

Social Committee: Tuesday, Jul 2, 7:00pm, Clubhouse (everyone welcome)
Board Meeting: Thursday, Jul 11, 7:00pm, Clubhouse (everyone welcome)
HOA Meeting: Thursday, Jul 18, 7:30pm, Clubhouse (meet and greet 7:00pm) (everyone welcome)
Submitted by Nancy Cornwell HOA secretary

May 23 - 29, 2024

Home Owners Club (HOC) - At the last HOA meeting, we talked about what residents can do when they need the services of a handyperson. Lena reported that she recommends the Home Owners Club, and she was kind enough to pass along more information for us. (Online search "home owners club seattle")

HOC is a contractor referral service available via membership. Noble Firs HOA pays a small annual fee to subsidize owner membership in HOC. (\$10/year for Noble Firs homeowners, \$60/year otherwise.)

You start by becoming an HOC member. Then, when you need services, you contact HOC and tell them what you need. They will contact the type of contractor you need. (Plumber, electrician, painter, window washer, etc.) Then that contractor will contact you, tell you how much their services cost, and when they are available. If you have a big job, such as a remodel, you can have them contact a few contractors and get quotes. They also have a 24/7 emergency number if you need a service (such as a plumber or locksmith) RIGHT NOW.

Once the job is done, the contractor will send their bill to HOC. HOC will contact you and make sure the job was done to your satisfaction. If it was, HOC will bill you. If it wasn't, HOC acts as a mediator for dispute resolution. You pay HOC, not the contractor.

Fair warning: HOC is very 20th century. You pay by check, by phone with a credit card (surcharge 2.5%), but you can't pay online.

(Thanks, Lena!)

Pool and Clubhouse use by guests and non-resident owners - At the last Board meeting, it was decided this was a good time to remind everyone of Noble Firs' rules regarding the pool and Clubhouse use by non-residents:

Anyone who is not a current resident* is a guest, and all guests using the pool/clubhouse must be accompanied by a resident.

(*This includes non-resident owners of a NF condo. HOA rules specify that non-resident owners give up their resident privileges of attendance at social events and use of the pool/clubhouse. They may attend events and use the pool/clubhouse as guests, accompanied by a resident.)

Pool Crew volunteers still needed - Pool Crew volunteers needed: A basic pool chemistry check (very simple!) must happen every 24 hours or our pool license could be revoked. The Pool Crew needs several volunteers to split up the duty of checking the pool on days Mike is not working (weekends, holidays, and vacation days). If there is no one to do the pool check, the pool will be closed for the day. Email Nancy at noblefirs.sea.secretary@gmail.com to volunteer.

Building and Maintenance NEWS - Activating the irrigation system is STILL ongoing. Mike is investigating what appears to be another bad valve, which may be causing the spigot at the SE corner of G to leak. And, laying the drip lines in the rose garden was postponed to the upcoming week. He has also been working on last minute pool activation, including licensing requirements. Other actions this upcoming week: light bulb replacement, hand rail repair at H, exterior trim repair at K, and preparation for this summer's deck railing projects. The Board hopes to see contractor bids next week for the H5 balcony repair.

Landscape - Grun Tree Care is scheduled for a half-day next Tuesday to remove a couple of large dead branches in Meadow trees, and do some other pruning around the campus. The Landscape Crew is still working on the very complicated (and expensive!) assessment and permitting process required by Seattle for the removal of the failing evergreen on the east side of G.

Welcome to new resident - Please join me in welcoming Cori Hawes, the new owner of E2. Cori shares that she is a native Seattleite, retired from healthcare administration, and enjoys playing bridge, gardening, reading, and spending time with her 3 daughters and their families. Welcome, Cori!

In search of... - A resident who archives HOA paperwork. Our website page for Executive Board minutes is missing the following meetings: 11/13/2018, 7/11/2019, 9/12/2019, 11/12/2020, and 2/10/2022. If you have any or all of these documents, I'll take them in electronic or hardcopy format. (Hardcopy versions will be returned to you.) Thank you!

Garbage schedule -

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins. Friday afternoon, the green bins return, the black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

Meetings and schedule -

Minutes from the May 8 Executive Board meeting are posted below (the minutes are "draft" until adopted at the Jun 13 meeting)

Upcoming meetings -

Executive Board: Thursday, Jun 13, 700p

Social Committee: Tuesday, Jul 2, 700p

Executive Board: Thursday, Jul 11, 700p

HOA Owners/Residents: Thursday, Jul 18, 730p Coffee and cookies at 700p.

Judith Rickard
Noble Firs HOA President

**Noble Firs Homeowners Association
DRAFT Board Meeting Minutes
Thursday, May 8, 2024 7:00 pm**

Judith called the meeting to order at 7:00 pm
 Board Members Present: Judith Rickard, Sue Rasp, Nancy Cornwell, Barbara Peterson, Travis Taylor, Maggie Bassetti, Eric Stevens
 Board Members Absent: None
 Homeowners/residents present: Lily Almo, Tina Roush, Georgia Ann Kumor
 Open comment period for residents: N/A
 Travis moved to approve the 4-11-24 Board Meeting Minutes and the 4-17-24 Special Board Meeting Minutes. Seconded and unanimous approval.

COMMITTEE REPORTS

Treasurer - Barbara Peterson

Total Assets	\$ 594,718.79	Up approx. \$18,300 over last month
Total Liabilities	\$ 19,696.31	Prepaid dues, rents and assessments
Total Capital	\$ 575,022.48	Net of Assets and Liabilities
		<i>Financials as of April 30, 2024</i>

(numbers below rounded to nearest dollar)

Operating Income (YTD) is \$289,654

Dues represent \$224,688. Recorded interest income is \$4,575.50. Special Assessments collected to-date including December's \$3464 pre-payments represents 40% of our goal.

Operating Expense (YTD) is \$146,763. Expenses are still running behind projections.

By May's report \$2,177 for asphalt patching will be moved to Operating Expense from Capital.

Net Operating Income (NOI) is \$142,891.

Capital Expenses (YTD) is 15,924.

H-5 overhang expenses total 12,932. Asphalt patching correction (\$2,177) will reduce capital expense.

Net Income is \$126,967 (YTD). Special assessments and interest represent 50%.

Other issues:

2022 Audit is posted on homeowners' website. 2023 audit review nearing completion.

2023 IRS tax return was submitted.

First half property taxes on 12 parking spots HOA owns was paid on-time.

Sue Rasp and I will be working on an insurance payment plan once we get a 2024-25 premium quote.

CD Recommendations – two mature on 4/19/2024

1. Insurance CD (\$24,000) at HomeStreet Bank matured and earned \$645.20 in interest. The funds were transferred to insurance reserves cash account which now totals \$25,921.50.
2. General Reserves CD (\$200,932.38) at US Bank matured at \$209,056.91. Per board approval, \$30,000 was added to the CD and extended for 7 mos. at 4.8% APY. Reissue balance was \$239,056.91 and matures on November 19, 2024.

I am working with Maggie and City Light to better understand our electric charges. This is part of the requested electrical usage analysis in conjunction with getting a variety of solar heating bids.

Tracking Cash Reserves: In 2022 and 2023 four withdrawals were made from Reserves that were not repaid: \$10,000 for G-1 restoration, \$10,200 for a WSG bill, \$11,000 to pay City Light bill, and ~\$55,000 to pay for the Sewer access project. The last one was a recognized Reserves expense. The first three were necessary cash flow moves for which repayment back into reserves is a possible option. I am exploring whether we ended 2023 with sufficient cash to have repaid the Utility bills. The first one can be repaid when we complete the settlement regarding G-1 work. My idea going forward is that any cash flow required withdrawal from Cash Reserves be repaid by year-end unless the board has approved the withdrawal as Reserves Only (as in the sewer project). Timing of the repayments can be co-managed by the Treasurer and Quorum. Any thoughts on this would be appreciated.

Building and Maintenance - Travis Taylor

Springtime being what it is, the big focus has been on irrigation and on the pool, but that hasn't

been the only thing.

The short summary of things that aren't the pool or irrigation:

- Japanese beetle infestation (NOT Ladybugs) in L building: United was called and handled it. The bugs were on campus, so the HOA paid for UPS. The owner was advised that any openings around his windows allowing the bugs to enter were his responsibility to repair.
- All the exterior sump pumps were checked to make sure they were operating properly (they are)
- All but one of the interior sump pumps has been checked and they are working.
- All three of the shop generators were tested and are working. (The generators would be used to power the sump pumps in case of an extended power outage.)
- Dryer vents were cleaned.
- Roofs were treated for moss and blown off.
- Several sidewalk repairs performed by Picasso Paving. The most obvious relief being between L and F buildings, and the deep hole by the 15th gate.
- The mastic removal at A building is up next. Once we ascertained that it didn't contain asbestos, we started looking for someone to clear it off. The first couple companies I checked said they would use super high-pressure water, but we passed. So, I'll be checking with companies that do sandblasting next.
- Requesting a second opinion for the electrical problem in C paid off, as we have a bid for an appropriate and much cheaper solution.

Circling back, irrigation is 99% done, the big slowdown there being that there was a water leak caused by Clearline at H building. They were here the morning of May 9th to fix it, at no cost. Fortunately, the weather's been kind enough to us that we haven't needed the irrigation system yet.

Pool prep is continuing, and Mike is confident it'll be ready for the usual opening weekend.

Landscape - Maggie Bassetti

Terrace Garden on east side of bldg F has been greatly weeded, cleaned up and some supplemental plants added. Additional purple heuchera, blue hosta, tierella foam flower, and fern varieties have been added to the meadow area to help fill in some of the gaps. Most plants have done really well, like the Muscari and Purple Camas. Supplemental bulbs have been pre-ordered for Fall Planting: Muscari, Chinodoxia (Glory of the Snow) and White Wood Anemone.

Arborist chips still seem to be difficult to get. The Chip Drop request has been set, expired and re-set three times so far. Still hoping some will come forward.

Seems to be excess water on slope near west side of middle pond - have turned off the irrigation to that side for now and will watch. If anyone sees an area that seems excessively wet, please bring it to the attention of the Landscape Committee.

Pond - Abel has been working on removing dead leaf materials and we are experimenting with a product to reduce some of the muck that has settled over many years.

Had the annual arborist visit. Main item discussed was the status of the fir tree by bldg G. Concern that has become very stressed in one year and looks to be dying. Likely will need to remove the tree which requires a SDCI permit & filing, possible review and documentation and estimated two days of removal work. Cutting down the tree will take us a full two days and budget of \$6000-\$6500tx. Will relay info as we learn more about the process.

- Safely cut dying Fir tree down using rope and rigging techniques to limit impact to surroundings.

- Haul all branch materials and wood smaller than 10-inch diameter to chipper for processing and dumping on site.

- Leave trunk cut at gutter height to provide wildlife snag. Rough up top to simulate natural breakage.

- Cut all remaining wood into 16-18inch rounds and leave near stump.

- We will need two direct paths to the road and would ask that several plants be moved and parking spaces near pathways clear for both days.

- Our truck and chipper will be parked along the carport and will block all parking sites to the south of the walkway both days.

Action Item: Maggie will follow up with arborist to see if the above cost includes cutting the dead branches in the meadow that are overhanging the path. If the cost does not include this, then get an estimate for cutting those branches.

Social Committee - Lois Horton (pending to HOA meeting)

Disaster Preparation - on hiatus

OLD BUSINESS

Update on H5 repair - Judith Rickard

The building permit was released the week before last, as soon as Felix did the paperwork to sign on as the general contractor (dba Quorum Maintenance Services). Last week, two sub-contractors were scheduled to visit the site so they could prepare bids. I have reminded Felix of two items: Mike is available to transport the plastic overhang panel which has the potential to save a big shipping charge, and that we would like a second bid from the sub-contractors on what they would charge to complete a third-floor deck railing re-build. Judith has been sending Kevin Chou regular email updates, and Felix has also spoken with him.

Update on 15th gate call box re-code – Sue Rasp

Still waiting for responses from 5 units. If no response by May 15th, Sue will assign them a code.

NEW BUSINESS

Maintenance budget implications for contracting out elevation work - Judith Rickard and Travis Taylor

As the Board discussed previously, we will no longer expect Mike to work at heights above the second story. This is in recognition of the significant safety, liability, and special equipment issues (e.g., lack of roof anchors). This means the one-time project of deck railing re-builds will need to be contracted out (9 of the 13 left to do are third floor, not counting H5 which the sub-contractor will do as part of the building permit). In addition, contract labor will be needed for maintenance tasks like third floor ladder work (e.g., patching bird holes) and incidental gutter cleaning (regular gutter cleaning is already contracted out). Mike could complete the 4 second story deck railing re-builds this summer, so the 9 third floor decks could be included in next year's budget. It is important to note that the ROI for the on-site project manager (OSPM) position is not appropriately tied to "how much money we save on the deck railings" as has sometimes been cited in the past. The deck railing re-build project has extended over a long time period, but it is still a one-time project. The long-term ROI for the OSPM is based on the extensive number of tasks, both on-going and short-term, requiring a long learning curve and deep knowledge of the Noble Firs infrastructure.

Pool Information & Changes

Opening date:

May 24, the Friday before Memorial Day weekend (our traditional opening day). The pool will be open for Memorial Day weekend.

Review of pool rules:

Proposed wording change regarding inflatables in the pool to read: "Use of medium to large inflatable pool toys (including air mattresses) is prohibited." All agreed this made the restriction clearer.

Action item: Nancy will change wording on the website.

Discussion regarding the ongoing issue of unaccompanied guests and non-resident owners using the pool/clubhouse. Current R&R's state that guests must be accompanied by a resident and that non-resident owners relinquish their pool/clubhouse usage rights to the unit resident. It was decided that these R&R needs to be enforced.

Action Item: Judith will include this reminder in her weekly update email.

Pool hours:

Discussion regarding input and suggestions from residents. Discussion regarding how to make pools hours more workable for families with children and working adults .

Pool Hours for 2024:

Monday – Friday

7am – 10am Adult Only

10am – 1pm Open Swim

1pm – 2pm Closed for testing and cleaning (pool and pool deck)

2pm – 6pm Open Swim

6pm – 7pm Adult Only

7pm – 9pm Open Swim

9pm – 10pm Adult Only (quiet enjoyment, please)

Weekends and Holidays

7am - 1pm Open Swim

1pm - 2pm Closed for testing and cleaning (pool and pool deck)

2pm - 9pm Open Swim

9pm - 10pm Adults Only (quiet enjoyment, please)

Weekend Pool Testing – Volunteers needed

RCW/DOH/KC pool regulations require pool monitoring at least once every 24 hours. Mike tests every weekday, in the course of his contracted workweek. This means that we need someone to test on his days off (weekends, holidays, and vacation days). Without testing we risk fines and closure.

We will need coverage for approximately 42-44 weekend days plus Mike's vacation. (Opening day through Closing Day)

Mike said Saturday water test is usually OK and needs nothing. Sunday may or may not need chlorine added. Testing is simple and quick. Mainly checking for sufficient chlorine concentration. Since the pool is closed 1-2 pm pool for testing, the checker should aim to test between 1 – 1:30. IF chlorine is needed, 30 minutes waiting time is needed before safe to swim.

Bottom line is NO TESTING = POOL CLOSED.

Action Item: Judith will send out an email asking for volunteers for weekend/vacation testing. We will compile a list of testers, so the effort is minimal for anyone in particular.

Permitting issue from last year: We put in a new pool pump, but we did not have paperwork filed with the county for the new pump). We put down payment on having a diver come inspect the grates in the pool, to be in compliance. Both issues will be resolved before our next inspection.

Plan HOA meeting agenda:

Items to cover: Committee reports, 2024 pool season & need to create a “pool committee” for weekend water testing, gate code change, security concerns, Facebook “class” in June

President's update - Judith Rickard

Insurance renewal –

Sue will be taking the lead in negotiations with Ryan Carlson. We need to expect a significant increase, possibly more than the 10% we have already factored in. Sue and Barbara will be working out the strategy for premium payments: lump sum (discount available) vs monthly payments (how our Declaration is currently set up).

Annual audit - 2022 finally signed off, and although it does not use the phrase, there are no significant findings, which is always the goal in an audit. The audit is posted on our website. 2023 is in progress.

Other

Barbara has done a deep dive into our electric meters and is looking into what makes a meter "commercial". If we could shift our commercial meters to residential, it would save a lot of money.

8:55 pm Travis moved to adjourn the meeting. Seconded. Unanimous approval.

May 16 - 22, 2024

Pool - The pool will be open May 24, in time for the Memorial Day weekend! Last Thursday night, the Board made decisions on issues related to the 2024 pool season.

2024 rule changes: No rule changes. A slight change in wording to emphasize that medium/large inflatable pool tools, plus air mattresses, are prohibited. Click the "Pool" tab on the NF website to see the pool rules.

2024 pool hour changes:

For all of the pool hours, lap swimmers and recreational swimmers, please share.

Monday – Friday:

7am – 10am	Adult Only
10am – 1pm	Open Swim
1pm – 2pm	Closed for testing and cleaning (pool and pool deck)
2pm – 6pm	Open Swim
6pm – 7pm	Adult Only
7pm – 9pm	Open Swim
9pm – 10pm	Adult Only (quiet enjoyment, please)

Weekends and holidays:

7am – 1pm	Open Swim
1pm – 2pm	Closed for testing and cleaning (pool and pool deck)
2pm – 9pm	Open Swim
9pm – 10pm	Adult Only (quiet enjoyment, please)

Pool Crew volunteers needed: A basic pool chemistry check (very simple!) must happen every 24 hours or our pool license could be revoked. The Pool Crew needs several volunteers to split up the duty of checking the pool on days Mike is not working (weekends, holidays, and vacation days). If there is no one to do the pool check, the pool will be closed for the day. Email Nancy at noblefirs.sea.secretary@gmail.com to volunteer.

Building and Maintenance NEWS - Mike finished pool activation, with this week and next for chemical balancing and turning the heater on. He also located and the HOA has purchased an inexpensive used table and second BBQ to replace the ones we lost last year.

Activating the irrigation system is still ongoing. Last week, Clearlines repaired the irrigation line they damaged last summer, at no charge. Mike will be able to finish up activation of that irrigation zone in the next few days, though there may be some more issues with leaks and bad valves. He is also laying the drip lines in the rose garden. Contractors are still preparing their bids for the completion of the H5 balcony repair.

Garbage schedule - This is a normal (non-holiday) week:

Thursday afternoon - Green bins disappear and black bins are set out.

Friday - Recology empties black bins. Friday afternoon, the green bins return, the black bins are put away, and the blue bins are set out.

Monday - Recology empties the dumpsters and blue bins.

SPU overcharge - NF was overcharged starting in 2020 for bins we did not have. SPU has acknowledged the overcharge, and they issued a small refund last summer. However, they denied refunding the remaining overcharge, totalling about \$9,000. We have filed a formal appeal.

Meeting schedule - Please join us tonight, May 16, for our bi-monthly HOA meeting for residents. Coffee and cookies at 700p (thank you, Social Committee!), and the meeting starts at 730p. Email me directly if you want to attend by phone. The agenda was published Monday, a copy is below.

Judith Rickard
Noble Firs HOA President

AGENDA

- Call to order
- Board members present and absent
- Sign-in sheet for attendees
- Introduce new residents and guests
- Approval of draft Minutes from prior meeting
- Reports
 - Treasurer
 - Landscape
 - Building and Maintenance
 - Social Committee
 - Disaster Preparation - on hiatus
- Old business
 - Call box code updates
- New business
 - 2024 pool opening - update of hours and rules AND Pool Crew volunteers
 - Security issues
- General Q&A as time allows
- Adjourn

May 9 - 15, 2024

Security issues - There have been a couple of campus security problems which remind us to be watchful and careful. A trespasser inappropriately interacted with one of our residents, resulting in a call to 911 and a police report. (Exactly the right thing to do!) The officer said they would try to increase patrols in our area, but could not promise anything. (This is not surprising given the recent shootings in the Aurora, Northgate and Lake City areas.) And earlier in the week, another resident reported deliveries stolen from their entryway.

Sadly, these experiences seem to be a bigger and bigger part of urban life. And even though our campus is a beautiful little corner of north Seattle, it is still an urban neighborhood. I hear it from friends who live in my old neighborhood of Wallingford, incidents in Magnolia and Madison Park...it's happening all over.

(A tip from a police officer friend of mine: Carry a super loud whistle. My friend was concerned about my safety when I close the 143rd gate at night, especially when we had the RV encampment problems last year. I now carry a 130 decibel whistle with my keys, which is so loud it has a safety warning to never blow it inside. It is way louder than any yelling.)

Building and Maintenance NEWS - Mike is concentrating on preparing the pool for opening. We are planning on our traditional opening day on May 24, the Friday before Memorial Day. If all goes as planned, that means the pool will be open for Memorial Day weekend. Now, if we just have sunshine....

Today, there will likely be some irrigation line repair work happening at the southwest corner of H building. By next week we hope to have contractors' bids for the completion of the H5 balcony repair, as the building permit has finally been issued. And, after seeking a second opinion on the electrical problem in C, we received the very good news that there is a relatively low cost solution (not requiring replacement of the main breaker box and relocation of all the electrical services to the outside wall of the building - whew).

Garbage schedule - This is a normal (non-holiday) week: green bins are picked up Thursday afternoon and returned Friday afternoon, Recology empties black bins Friday, and the blue bins and dumpsters on Monday. The dumpster corral gates are left open to the street from 700a-700p on Monday. Please remember to not enter the dumpster corral when the Recology trucks are present.

On Apr 26 and May 6, Recology emptied only some of the bins. They should be collected today. Service had improved recently, so hopefully this is a temporary setback.

Neighborhood news - To find an updated and very comprehensive website about this September's changes to Metro bus service and the elimination of the bus transfer point on 143rd, search "King County Metro Lynnwood Link Connections". (We fans of the #65 bus to Lake City are very sad that it will be routed several blocks away.)

Meeting schedule - The Board meets tonight, May 9, at 700p, in the Clubhouse. The agenda was published Tuesday, a copy is below. Residents are encouraged to attend as observers, and may address the Board during the open comment period. Instructions for sign-up are below,

In addition, the HOA meeting for residents is next Thursday, May 16, at 730p (coffee and cookies at 700p - thank you, Social Committee!)

Judith Rickard
Noble Firs HOA President

AGENDA

Call to order 7:00 pm

Open comment period for residents (speakers must sign-up in advance; scroll down for instructions)

Approval of Apr 11 and 17 Board meeting minutes

Treasurer's Report - Barbara Peterson

Building and Maintenance Report - Travis Taylor

Landscape Report - Maggie Bassetti

Social Committee Report - Lois Horton (pending to HOA meeting)

Disaster Preparation Committee - on hiatus

Old Business

- Update on H5 repair - Judith Rickard
- Update on 15th gate call box re-code – Sue Rasp

New Business

- Maintenance budget implications for contracting out elevation work - Judith Rickard and Travis Taylor
- Pool: opening date; review of rules and hours for 2024; volunteers for daily pool checks on weekends, etc - Judith Rickard
- Plan HOA meeting agenda: reports; 2024 Pool season, gate code change - Board

President's update - Judith Rickard

- Insurance renewal
- Annual audit
- Other

Vote to adjourn

BOARD MEETINGS - RESIDENT COMMENT PERIOD INSTRUCTIONS

At each regularly scheduled Executive Board meeting, time will be provided for residents to comment on matters affecting the common interest of the community.

- Comments presented will not initiate Board consideration or action unless they are also submitted in writing to the Board president, as required in Noble Firs' Bylaws.
- The Board appreciates and will take note of comments, but will not respond or discuss at that time.

In general, the comment period will occur at the beginning of the meeting, following the Executive Session, if any.

A maximum of five (5) speakers will be heard; each speaker can speak for not more than two (2) minutes. [NOTE: In respect of the Board's need to conduct business, the time limit will be strictly enforced.]

Residents wishing to comment in person MUST SIGN UP via an email sent to noblefirs.sea.secretary@gmail.com by 5:00 pm the day of the Board meeting. Residents unable to attend in person may send a brief written comment (same email and deadline). The five slots for comments will be assigned based on the email time-stamp.

When signing up, the resident's email must include the subject on which they are commenting. Comments can relate to a current agenda item or another issue of common interest. NOTE: Issues that are related to individual resident concerns should be directed, in writing, to the Board president (noblefirs.sea.president@gmail.com).

May 2 - 8, 2024

Gardening - Now that spring weather has finally arrived, questions have arisen regarding planting in the areas outside condo entrances, next to lanais (patios), and in other areas of the campus. In an HOA, gardening is a bit more complicated than the fun of putting pretty plants in the ground. This is because the ground is technically a "common element", i.e., property of the HOA. And, as such, it falls under the HOA's Rules, which state:

1. Residents are permitted to plant colorful low-profile annuals on either side of the entrance to their unit, providing that permanent plantings are not disturbed. Such plantings shall be done at the resident's expense and shall be maintained by them.

2. Any resident wishing to plant any perennial or other permanent planting anywhere on the Noble Firs campus must submit a request, in writing, to the chairperson of the Landscape Committee. This includes making modifications to the garden area between the entrances of lower units.

The Board has delegated to the Landscape Chair (Maggie Bassetti, noblefirs.sea.landscape@gmail.com) decisions regarding common area plantings and other landscape activities. Check in with her regarding any questions about plantings. Please do not contact Abel or Mike with gardening/landscape requests.

Building and Maintenance NEWS - Mike will be out sick for a week or so.

Advice from an electrician here last week: Breaker switches are not intended to be regularly reset (switched on and off). If you have a condo breaker needing to be reset regularly, that

indicates a problem needing an electrician's attention. The main breakers in the basement should be reset by authorized persons only, not residents.

Garbage schedule - This is a normal (non-holiday) week: green bins are picked up Thursday afternoon and returned Friday afternoon, Recology empties black bins Friday, and the blue bins and dumpsters on Monday. The dumpster corral gates are left open to the street from 700a-700p on Monday. Please remember to not enter the dumpster corral when the Recology trucks are present.

Lost and found - Found at parking spaces between J and K, mechanical key insert from an electronic car key. If this is yours, reply to this email with a description. If I don't hear by May 31, it will be discarded.

Meeting schedule

Social Committee, 700p, May 7, Clubhouse

Board Meeting, 700p, May 9, Clubhouse

HOA Meeting, 730p, May 15, Clubhouse, coffee and cookies 700p

Apr 25 - May 1, 2024

Picasso Paving - As mentioned in last week's update, today is the scheduled asphalt patching work. I've let F building know their carport will be blocked for about an hour. Also, the driveway in front of C building. Both sides of the 15th Ave gate are open to allow access. They will be at each of today's three locations for only an hour or so. The asphalt patches do not need extra time to cure - they can be walked and driven on immediately.

Smart911 - Smart911 is a free service that provides key information in an emergency about you and your residence whenever you, or anyone, dials 911 from any of the phone numbers you provide. When I first heard about this service, I was concerned about privacy issues so I did some research. The Smart911 company does not make its money by selling people's private information or advertising. Their business model is to contract with municipalities, who see the advantage of 911 dispatch and first responders having this information. If you are interested, search online for "Seattle Smart911". [Disclaimer: I am not affiliated in any way with Smart911. I just think it is a great personal safety option, especially for those of us who live alone.]

Building and Maintenance NEWS - Mike has just completed re-activating the 14 zones and 10 subzones of our irrigation system. EXCEPT for zone 14 by H building, which required a three foot hole, new valve, and is still pending repair by the contractor for the cracked line. Incidentally, throughout the irrigation "season", you might see the sprinklers on at the same time it is raining. We do have a rain sensor mounted on the roof of the Clubhouse, which is supposed to interrupt scheduled irrigation when it is raining, but it isn't perfect.

Two sump pumps are still to receive their annual inspection. So far, all the sump pumps that have been checked are working fine. Mike is also testing our three generators, as they would supply the electricity needed to keep the sump pumps working in case of an extended power outage.

Last week, a contractor was here to inspect chimneys, blow debris off roofs, do the annual roof treatment for moss abatement (the white powder you see on our roofs), and do our bi-ennial

exterior clean out of all unit dryer vents (for fire safety). (Any chimneys needing cleaning will be scheduled later.)

H building repairs - Permit is still pending. As you can see in the Board meeting minutes below, balancing labor needs and costs are going to be challenging. Getting the work done properly and quickly is our goal.

Landscape NEWS - The annual walkthrough of the arborist happened this afternoon. Tree work will happen later this summer.

Garbage schedule - This is a normal (non-holiday) week: green bins are picked up Thursday afternoon and returned Friday afternoon, Recology empties black bins Friday, and the blue bins and dumpsters on Monday. The dumpster corral gates are left open to the street from 700a-700p on Monday. Please remember to not enter the dumpster corral when the Recology trucks are present.

Meetings - Draft minutes for the special HOA Board monthly meeting April 17 are published below.

**Noble Firs Homeowners Association
Special Board Meeting
Wednesday, April 17, 2024 7:30pm
DRAFT Minutes**

Board Members present: Judith Rickard, Sue Rasp, Nancy Cornwell (via Zoom), Barbara Peterson, Travis Taylor, Maggie Bassetti, Eric Stevens

Board Members absent: None

Homeowners present: Tina Roush, Judy Felch, Lois Horton, Barbara Hubbard, Howard Hubbard

Judith called the meeting to order at 7:33 pm and explained:

- Noble Firs' ByLaws state special Board meetings may be held after giving three days notice to the Board members OR, as tonight, if all the Board members are present.
- The normal Board agenda items of resident open comment period, approving of the minutes, treasurer/committee reports, and old business will be postponed to the next regular Board meeting.

AGENDA

Board decision protocol

Background: Judith recapped for the Board the content of the email she sent on Apr 14 (see below) and noted that the responses she received indicated a need for this special meeting.

Apr 14 email to the Board:

This is a question that I need you all [the Board] to weigh in on. The only three times I can find anything definitive requiring a Board vote are: electing Board officers, passing a budget, and changing a rule.

I have researched our Governing Documents, RCW, and a ton of online sources for guidance on other decisions requiring a Board vote, and there is NO clear (or even unclear) answer anywhere.

I'd like to establish some guidelines on this, but I also have an immediate (multi-part) situation driving this issue. And, as you will see below, this likely can't wait until the next Board meeting. Here's the immediate situation:

1. In consultation with Travis and Mike, I made the decision to not try to hire a replacement for Javier, i.e., proceeding without having an ongoing hired labor person. All of our prior experience with a hired labor person has not worked out - too much training required for someone who disappears, has personal issues, etc. This significant change in our maintenance model means much of what needs to be done will require hiring outside contractors/vendors. Do you think this should have been a Board vote?

2. We just found out that the last step in getting the permit for the H5 balcony overhang is that we have to tell SDCI now if we will be doing the work in-house or hiring a contractor. In our Fri meeting, Travis, Mike, and I decided that hiring a contractor made the most sense. (Time, ability to handle heavy materials, etc.) Board vote needed?

3. The architect's bill has already taken us over the \$8000 budgeted for the overhang, and an outside contractor will be significantly more. We have an unused bucket of money for hired labor, but it likely won't cover contracting out this work. Board vote needed?

4. Travis, Mike, and I are leaning towards selecting [Contractor X] for the H5 work, as we think it makes sense to hire them to also finish up the deck railings this summer. (If Mike does the deck railings, he will not be able to do anything else (rotting Clubhouse beams, etc), and the deck railings will stretch into 2025 and maybe 2026. Too long!) Board vote needed?

The sudden urgency of these decisions is not an indictment of our planning process. It is the result of a perfect storm of changes (Javier gone) and permit and construction urgency.

Lastly, before opening to Board discussion, Judith apologized for failing to communicate fully with the Board and for unilateral decision-making. In an attempt to be respectful of Board time, she stated that she realizes she made an error of judgment and she apologized to the Board. The Board accepted her apology.

The specific question of "when is a Board vote needed" was addressed by example as the meeting proceeded.

Pending maintenance issue - decision impacting budget

-Issue of covering labor needs in addition to Mike's position

Judith explained that the current Noble Firs workload (H5 repair, deck railings, rotten Clubhouse beams, etc) exceeds the time available with just Mike's position. Attempting to hire another ongoing casual labor person is problematic as experience has shown us there are high costs of needed training and close supervision, and even the casual laborers who are working out "ghost us" in a short time. Further, if we were to try to directly employ another person, we would have the time and money costs of managing taxes, benefits, and providing supervision of an employee.

Maggie and Travis commented that the ideal situation would be finding another “Javier” situation. Eric asked Judith to mention to Felix that if Quorum hired a person who could be shared among Quorum’s properties, that would be a possibility. Judith said she would talk to Felix about that, as an option for the future.

Eric highlighted the need to look at: cost control balanced against need to complete work; risk factors (is it appropriate to have Mike doing third story work with heavy components as with H5); the time to complete projects working solo (for example, deck railing project stretching into 2026 or 2027).

Barbara said she would like a better sense of the list of projects currently in progress and what is needed in the future. Judith described the Maintenance Projects spreadsheet that she has developed which is available in the Board’s online Operations Manual. She will also email a copy. (There are 25 items currently listed, with more to be added. Mike’s ongoing tasks, like weekly garbage detail, are not included. The current priorities are checking all the interior and exterior sump pumps, finishing up with reactivating the irrigation system, and shortly, preparing the pool for the summer season.)

Conclusion: It makes sense to not try to hire an ongoing casual laborer (another “Javier”) at this time. If a day laborer is needed for a big digging project (repair of nicked irrigation line at H2), etc., then the Maintenance Team should do so. Do these decisions need to come to the Board for a vote? Consensus: not necessarily, but open and complete communication is mandatory. Barbara, as treasurer, specifically needs to be cc’d on all emails so she can stay on top of expenditures.

-Issue of H5 repair: hire contractor vs in-house

The architect has clarified that the H5 permit is still pending but is close to being issued. The contractor/in-house question needs to be resolved soon. It is complicated by the question of availability of a contractor and whether or not they will be willing to step into the middle of the job. Also, if we declare the work will be done in-house, will SDCI need to vet Mike’s qualifications. Conclusion: Judith will find out more about the possibility of expediting the permit by providing SDCI with placeholder information that can be changed later. Given the budget implications, the final choice between these two options will need a Board vote.

-Issue of budget impact of completing H5 repair (and deck railings?) with a contractor

The budget shows \$8000 for the H5 repair, which is already exceeded just by the architect’s bill plus the \$900 cost of the permit. Not counting labor, we will have major materials costs of the beam fabrication and plastic cover. Conclusion: Judith will work with Graham to get contractor bids that include the H building deck railings. A final decision to go in this direction would require a Board vote due to the impact on budget.

-Possibility of the H5 contractor also doing some or all of the deck railings this summer

Eric said it made sense to have a single crew do all the woodworking-type repairs at once, but it would be way outside our budget. The Board decided this decision cannot be made until we have seen a bid from at least two contractors on the H5 repair and what they would charge us to do deck railings.

Maggie suggested some possible savings if the annual arborist job is less comprehensive than last summer’s work. She will set up the arborist’s visit soon so we have an idea. Judith asked to be included in the arborist’s visit.

Maggie also suggested a community day of work on the pool.

General guideline regarding when decisions need a Board vote: Significant impact on budget, and, as Nancy pointed out, really any time a record is needed showing that decisions were discussed and the responsibility for the outcome shared. Silo-ed decision making to be avoided!

Travis moved to open an executive session. Seconded, approved unanimously.

Judith thanked the residents who came to observe the Board meeting, and asked them to clear the room for the executive session.

-Issues in legal status

Sue moved to go back to open session. Seconded. Unanimous approval.

Travis moved to adjourn the meeting at 9:45 pm. Seconded. Unanimous approval.

ANNOUNCEMENTS/CALENDAR

Social Committee Meeting 5/7/24 7:00 pm Clubhouse

Board Meeting 5/9/24 7:00 pm Clubhouse

Homeowners Meeting 5/16/24 7:00 pm Meet 'n Greet 7:30 pm meeting

Apr 18 - 24, 2024

143rd gate protocol - On two mornings last week, our volunteer gate opener noted that the gate was open when she arrived at her normal time of 600a. **If you are leaving our campus before 600a, please use the automatic gate on 15th. OR, if you are using the 143rd gate, close and lock it behind you.** For security reasons it is important to maintain our established gate protocol.

Building and Maintenance NEWS - Mike is continuing to work on bringing the irrigation system out of its winter hibernation. Another unplanned water feature (aka "big leak") appeared yesterday. Two irrigation zones and all the sub-zones are left to go.

Mike is also completing our annual campus-wide inspection of all interior and exterior sump pumps. Good news: so far, all the pumps have passed with flying colors.

Picasso Paving is scheduled to be here on April 25. They have told us that the repairs to the hole in the driveway by the 15th gate, and the resurfacing of the pathways between F and L and south of N will not take more than a few hours. We do not know how long the asphalt patches will need to cure before foot/car traffic is allowed. We hope to have more information by next week.

H building repairs Our architect says the building permit is close to being issued, and once that is done fabrication of the replacement beam can be ordered. Finishing the repair will start when the beam is received. Huge thanks to H building neighbors for living with scaffolding and safety netting for so long.

Garbage schedule - This is a normal (non-holiday) week: green bins are picked up Thursday afternoon and returned Friday afternoon, Recology empties black bins Friday, and the blue bins and dumpsters on Monday. The dumpster corral gates are left open to the street from 700a-700p on Monday. Please remember to not enter the dumpster corral when the Recology trucks are present.

Neighborhood news - Due to staffing issues, several Seattle Public Library branches will have weekly closure days. Here in Lake City, the library will be closed Sundays through at least June 4.

Meetings - Draft minutes for HOA Board monthly meeting April 11 are published below. In addition, the Board met April 17 for a special session. Minutes for that meeting will be published April 25.

Noble Firs Homeowners Association DRAFT Board Meeting Minutes Thursday, April 11, 2024

Board Members present: Judith Rickard, Sue Rasp, Nancy Cornwell, Barbara Peterson, Travis Taylor, Maggie, Eric Stevens

Board Members absent: None

Agenda:

Judith called the meeting to order at 7:00 pm

Barbara moved to open the Executive Session. Seconded. Unanimous approval.

Subject: Compliance with Rules and Regulations

7:10 pm Travis moved to go back to open session. Seconded. Unanimous approval.

Homeowners present: Tina Roush, Georgia Kumor

Open comment period for residents: none

Approval of Mar 14 Board meeting minutes: Judith requested a correction to the 3-14-24 draft Minutes to read as:

Mariette Poirer stated that she had “concerns” about a situation that she would address in a letter to the Board. An earlier letter from her indicated that she wished to speak at the HOA meeting next week, but she clarified that she was declining that opportunity. She did not give specifics as to the topic. She also mentioned a planting bill she will give to Maggie.

Action Item: Nancy will repost 3-14-24 minutes as corrected.

Sue moved to approve minutes. Seconded. Unanimous approval.

The Board discussed the process for making minutes available to residents when final approval doesn’t happen until the next Board meeting. The Board decided that after draft minutes have been reviewed, they will be published in the next Weekly Update email to residents. Minutes (draft or final) will not be posted on the website until Board approval at the next Board meeting.

COMMITTEE REPORTS:

Treasurer Report by Barbara Peterson

Total Assets	\$ 576,402.58	
Total Liabilities	\$ 19,377.41	Prepaid dues, rents and assessments
Total Capital	\$ 557,025.17	Net of Assets and Liabilities
		<i>Financials as of March 31, 2024</i>

(numbers below rounded to nearest dollar)

Operating Income (YTD) is \$218,192,

Dues represent \$166,062. Seven owners have through the 15th to be on-time with dues owed. Special Assessment collected Jan-March is \$47,404; Dec. was \$3464.

Early April additions bring the total thru 4.11.24 to \$58,468.

Operating Expense (YTD) is \$108,617, a very good position as expenses slow to come in.

\$4,883 for E-1 restoration moved from Repair & Maintenance to Interior Repairs (#776), a new account. Final Hired Labor bill for February – March 15 paid. Total this year is \$11,510 of \$40,000 budgeted. With the conclusion of Jehu’s Construction LLC’s loan of a worker, 2024 use of hired labor will be on an ad hoc basis.

Net Operating Income (NOI) is \$109,575. This includes \$51,152 of special assessments and interest.

Capital Expenses (YTD) is zero.

Architect’s bill for approximately \$12,000 for H-5’s deck overhang work, to date, on design and permitting will be paid this month. This will become the template for future overhang replacements. This is a one-time design expense, and the design will become the template for any future overhang replacements. The SDCI permit fee of ~\$900 has also been paid.

Net Income is \$109,575 (YTD).

Yearend goal has all special assessment collections and \$66k from dues placed into Reserves.

Other issues:

Missing paperwork signed and sent to CPA to close out the 2022 Audit. Audit will be posted on the website. The 2023 audit is in process.

2023 IRS tax return is being mailed April 12 or 13.

Analysis of insurance payment plan options for 2024-25 has begun. In June we should know the expected increased premiums. The first payment, lump sum or installment, will be due in mid-July.

OLD BUSINESS

Update of Rules and Regulations - resident feedback options

Board discussed options like email requests for feedback, focus groups, etc. Board decided that use of a survey software like Survey Monkey to solicit input and comments from residents is preferable as it allows for anonymity.

Firebox specifications update

Recap: As discussed in a previous Board meeting, Nancy found information that seemed to indicate a potential safety hazard if masonry glass doors were installed in

our fireplaces. According to information provided to Nancy from both Hearthside & Home and Rich's fireplace stores, the question whether it is okay to put masonry specific glass doors on our NF prefab fireplaces is only a matter of ease of installation, not a safety concern.

Tutorial session for Facebook, etc requested at March HOA meeting -

Action Item: Eric will develop, schedule, and present a "How to Use FB" session for NF residents. Date TBD.

Update on 15th gate re-code

Most households have been updated with new gate codes. Sue will work on getting the rest of the households' information; any not received will be assigned a code. May 15 is the deadline for information to Sue. May 30 will be the activation date (the date the old 1614 code will no longer work). IMPORTANT NOTE: The clicker will still work.

Action Item: Sue will contact the Seattle Times delivery person and Quorum regarding the changes.

Action Item: Sue will send out notification of this change implementation, dates effective, and incoming phone number from the call box that will display to the resident's designated phone.

NEW BUSINESS

Revision of rule prohibiting feeding of wildlife

Recap: Last year, because of an ongoing problem with rats, the Board passed a new rule prohibiting the outdoor feeding of animals, including birds. At that time, the Board's understanding was that sugar water dripping from hummingbird feeders was a rat attractant, so hummingbird feeders were included in the prohibition.

A request was received for the Board to reconsider the hummingbird feeder prohibition. Further research, including contact with United Pest Control, our rat control company, confirmed that hummingbird feeders are not a rat attractant, although they can attract bees, wasps, yellowjackets, and ants.

Eric moved to approve an amendment to the R&R's to stating "Hummingbird (sugar water) feeders are allowed." Seconded. Unanimous approval.

The Board will revisit this issue if the hummingbird feeders present a problem with insects. Residents are encouraged to only use hummingbird feeders designed to avoid drips that attract insects.

Insurance and General Reserves CDs maturing April 19

Recommendations for two CDs maturing on 4/19/2024 were discussed. The following motions were made:

1. Insurance CD - HomeStreet (4.65%), approximately \$ 24,500 at maturity

Sue Rasp moved that the Noble Firs Board approve closing Home Street Bank CD #...5712 at maturity and move the funds back into the Insurance Reserves Cash Account #...3180. Seconded. Unanimous approval.

Total insurance reserves would total about \$25,800 after the move.

2. General Reserves CD - US Bank (4.31%), approximately \$ 209,000 at maturity

Eric Stevens moved that the maturing US Bank CD be renewed for 7 months at US Bank with additional reserve funds added. Seconded. Unanimous approval.

Eric Steven moved that \$30,000 be taken from our HomeStreet Bank money market cash reserve account and be added to the CD when renewing at US Bank. Seconded. Unanimous approval.

Solar heater for pool

Recap: According to past HOA minutes, a "tube and web" solar heating system with roof-mounted panels carrying pool water through tubes was installed in 2016 to reduce the pool's electric heating costs. Board minutes of Nov 2017 show discussion regarding installation of a propane heater so apparently the system was non-functional by then. There is no further information in past Board or HOA minutes. Repair of the old system is not possible as it has been dismantled, plus the parts are no longer available. Discussion regarding potentially economical ways to reduce pool heating costs.

Action item: Barbara will do an electric bill study to estimate the current cost of heating the pool.

Action item: Warren Peterson will get a bid on the advisability of a new water-based solar heating system.

Action item: Eric will research photo-voltaic advisability.

Also related to the pool and energy consumption, Judith stated she has received requests from residents for the pool water temperature to be reduced from what it was last summer. Judith researched online sources which indicate the water temperature last summer was approximately what is recommended for an indoor arthritis therapy pool. Judith proposed that the pool season start out this year with a water temperature of 85 degrees, which is the recommended temperature for pools used by seniors and toddlers. (For comparison, the recommended water temperature for regular outdoor pools is 78-82 degrees.) Board agreed to a water temperature of 85 degrees. Residents will be asked to direct their comments about the water temperature to Judith, not to Mike.

President's Update from Judith

New reserve study: We have received the final copy of the current reserve study, dated Jan 1, 2024. The earlier reserve study of 1/1/23 contained the bad news that we were only funded at 39% of the recommended reserve level. This was a major driver in our budget decision to aggressively fund our reserves. We knew the 1/1/24 reserve study report would be even worse, as it would reflect the drain (pun intended) on our savings

from the drainage and sewer repairs last year. We were right; the new report is worse – we are funded at only 24% of the recommended level. This reinforces the need for the steep dues increase and special assessment. So far, this year, as the Treasurer's report reflects, we are staying ahead of projected repair and maintenance costs so we are hopeful the next reserve study will show a significant improvement.

Change in reserve study consultant: Speaking of which, in consultation with Felix and Graham, we are pursuing a change to a new consultant for our reserve study. This will allow for re-timing of the study so the final report arrives in time for budget building in the fall.

Delinquent water heater replacement: We have received a long-delayed response from our attorney on how to handle delinquent replacement of water heaters. She advises telling owners with over-age water heaters that the HOA will pursue a court order allowing the HOA to replace the water heater and the court costs will be added to the owner's bill for the water heater. I will be re-activating the water heater update project per the attorney's guidelines.

Nancy moved to adjourn the meeting at 8:45 pm. Seconded. Unanimous approval.

ANNOUNCEMENTS/CALENDAR

Social Committee Meeting 5/7/24 7:00 pm Clubhouse

Board Meeting 5/9/24 7:00 pm Clubhouse

Homeowners Meeting 5/16/24 7:00 pm Meet 'n Greet 7:30 pm meeting

Apr 11 - 17, 2024

Many of us enjoy the convenience of leaving outgoing postal mail sticking out of our mail slot for the letter carrier to pick up, BUT... - At least one resident has had to put stop payment on a check that disappeared from their outgoing mail. Especially with the prevalence of "check washing", unsecured outgoing mail is an issue.

Another heads-up as the weather (finally!) warms - We second and third floor residents have started looking forward to enjoying our decks more. Remember that any planters on your deck need to be raised off the surface, and no nails, screws, or other fastenings can penetrate deck surfaces.

Building and Maintenance NEWS - Bringing the irrigation system out of winter hibernation is proving to be challenging this spring. Everything from pinhole leaks in diaphragms (thank goodness I don't have to understand what that means) to the surprise discovery of irrigation line damage when the sewer work was done last summer. Pressure washing the pathways and other projects are on hold for now. As always, subject to change, of course, as emergencies crop up!

We hope to start some asphalt repair tasks soon. We've asked the company to give us lead time and information on how much the repairs will interfere with car and foot access, specifically by the 15th gate (a hole in the driveway) and the pathways between F and L and south of N. More to come.

Garbage schedule - This is a normal (non-holiday) week: green bins are picked up Thursday afternoon and returned Friday afternoon, Recology empties black bins Friday, and the blue bins and dumpsters on Monday. The dumpster corral gates are left open to the street from 700a-700p on Monday. Please remember to not enter the dumpster corral when the Recology trucks are present.

Neighborhood news - Good news: The Shoreline Link station opens August 30! Bad news: There have been epic traffic snarls on 15th, 130th, 155th and 175th following the closure of 145th west of the freeway.

Meeting schedule - The HOA Board meets 700p, Thursday, April 11 (tonight), in the Clubhouse. The agenda was published Tuesday, a copy is below. Residents are encouraged to attend. (Please note that the meeting will open with an executive (closed) session and residents will be asked to wait in the exercise room until the regular session begins.)

Agenda:

Call to order

Vote to open Executive Session:

- Compliance with Rules and Regulations

Return to open session

Open comment period for residents (see instructions below)

Approval of Mar 14 Board meeting minutes

Treasurer's Report

Old Business

- Update of Rules and Regulations - resident feedback options
- Firebox specifications update
- Tutorial session for FB, etc - request at March HOA meeting
- Update on 15th gate re-code

New Business

- Revision of rule prohibiting feeding of wildlife
- Insurance CD maturing Apr 19
- Cash reserve CD maturing Apr 19
- Solar heater for pool

President's update

Vote to adjourn

*BOARD MEETINGS - RESIDENT COMMENT PERIOD INSTRUCTIONS

At each regularly scheduled Executive Board meeting, time will be provided for residents to comment on matters affecting the common interest of the community.

- Comments presented will not initiate Board consideration or action unless they are also submitted in writing to the Board president, as required in Noble Firs' Bylaws.

- The Board appreciates and will take note of comments, but will not respond or discuss at that time.

In general, the comment period will occur at the beginning of the meeting, following the Executive Session, if any.

A maximum of five (5) speakers will be heard; each speaker can speak for not more than two (2) minutes. [NOTE: In respect of the Board's need to conduct business, the time limit will be strictly enforced.]

Residents wishing to comment in person must sign up via an email sent to noblefirs.sea.secretary@gmail.com by 5:00 pm the day of the Board meeting. Residents unable to attend in person may send a brief written comment (same email and deadline). The five slots for comments will be assigned based on the email time-stamp.

When signing up, the resident's email must include the subject on which they are commenting. Comments can relate to a current agenda item or another issue of common interest. NOTE: Issues that are related to individual resident concerns should be directed, in writing, to the Board president (noblefirs.sea.president@gmail.com).

Judith Rickard
Noble Firs HOA President

Apr 4 - 10, 2024

Update - Basement storage unit break-in Monday night - As I emailed Tuesday, the D building basement storage was broken into, and one resident had items stolen from their locker. Tuesday afternoon all the basement storage doors were inspected, and the D and E units security panels have been re-installed with special "security screws". All the basement storage doors were examined and no signs of any other break-in attempts found. A police report has been filed.

Stop sign hit by vehicle - At about 200p Tuesday, the stop sign was struck and knocked off its base. If anyone witnessed the incident or has any information, please let me know. The stop sign will be repaired as soon as possible.

Bright, shiny updated Noble Firs website! - Click here for your guided tour. [NF Homeowners site flyer for website](#). A brand new year brings a fresh look and improved layout to our Noble Firs Owner and Resident website. The website has also been optimized for use on mobile devices including phones and tablets. Please let us know if you encounter an issue using the contact form. Logins and passwords remain unchanged.

Pro tips for using the new website:

- Refresh when you logon, every time. The website is being updated often and you won't see the newest version unless you refresh.
- Not shown on the website flyer is our newest addition, a FAQ section. Check it out!
- When you leave the website, if you want to be logged out, you have to do that manually.

Thinking of warm weather? - Two reminders: If you are going to install deck blinds (sunshades), they must be dark brown. (Most bamboo roller blinds will need to be painted a darker shade.)

And, if you are thinking of installing a mini-split for interior cooling, please remember to notify the Board of your plans in advance. Note: Seattle building codes require a refrigeration permit.

Building and Maintenance NEWS

Mike is back from vacation. Over the next week, he will be working on fixing the irrigation leak, the stop sign, damage from the break-in, plus continuing to bring the rest of the irrigation system online and pressure washing the pathways. All subject to change, of course, as other priorities crop up!

Landscape - The Landscape and Maintenance Teams are aware of the leaking sprinkler heads by G building. Thanks to everyone who has taken the time to give a heads-up.

Garbage schedule - This is a normal (non-holiday) week: green bins will be picked up this afternoon and returned tomorrow afternoon, Recology will empty black bins tomorrow (Friday), and the blue bins and dumpsters on Monday. The dumpster corral gates will be open to the street from 700a-700p on Monday. Please remember to not enter the dumpster corral when the Recology trucks are present.

Meeting schedule - HOA Board meeting next week at 700p, Thursday, April 11, in the Clubhouse. The agenda will be published Monday. Residents are encouraged to attend.

Judith Rickard
Noble Firs HOA President

Mar 28 - Apr 3, 2024

Cell phone calling problems? - Anyone using Verizon or Comcast mobile and having poor connection issues, please let Nancy Cornwell (nancy.cornwell@comcast.net) know. She is trying to get a booster for our area and needs to know how many people are having problems.

Building and Maintenance NEWS - Mike is on vacation through Wednesday, Apr 3. Travis, Sue, and Judith will be covering garbage bin duty in his absence. If you have a building emergency, call the Quorum 24/7 emergency number 206-283-6000. (This is the correct procedure whether Mike is here or not.)

Landscape - The Landscape Team plans on replacing the fountain by the Clubhouse.

Garbage schedule - This is a normal (non-holiday) week: green bins will be picked up this afternoon and returned tomorrow afternoon, Recology will empty black bins tomorrow (Fri), and the blue bins and dumpsters on Monday. (The recycling bins and dumpsters were not collected on schedule last Monday. However, after a report to SPU, they were collected Tuesday. This is the first time in several months for Recology to respond promptly after a missed collection. Hopefully, we will continue to see better service from them.)

Neighborhood - Metro is revising bus schedules on Mar 30. The only local change is slight revisions to the 73 schedule. If you ride the 73, you might want to check the new schedule.

Here is information from Steve about the new EV charging station just outside our 143rd gate:

The charging fee is \$.21 per kwh. If it takes 40 kwh's to fully charge an EV, that would be \$8.40 for a full charge.

From: CurbsideEVCharging <CurbsideEVCharging@seattle.gov>
Sent: Monday, March 18, 2024 1:45 PM
To: steveandcarolcalkins@hotmail.com <steveandcarolcalkins@hotmail.com>
Subject: Seattle City Light Curbside EV Charging Station Now Open

Dear Stephen B,

We're excited to announce that the curbside Level 2 EV charging station that you requested is now operational and available for use. You can find more details about the charging station, including the exact location, at <https://www.plugshare.com/location/601072>. We recommend setting up a Shell Recharge Solutions account to use this charging station. Users may also be able to pay at this charger with ChargePoint, EV Connect, and FLO smartphone apps.

Follow these steps to charge your car:

1. Activate the charger either with your smartphone app or your RFID card (RFID membership cards can be requested directly from Shell Recharge Solutions). Once activated, the charge connector will extend to a reachable height.
2. Press and hold the button on the charge connector to extend the cable until you can reach the charge port on your vehicle. Please make sure that the charge cable and connector does not cause a tripping hazard or interfere with sidewalks or bike lanes.
3. Plug the connector into your vehicle's charge port. Your vehicle will start charging automatically.
4. Unplug the connector when finished. The charging cable will automatically retract back into the charger. Please walk the connector back to the charger to prevent damage.

Please keep in mind the following when using public curbside chargers:

- The chargers use a J1772 charge connector, which is the current standard for all non-Tesla vehicles. Tesla drivers and owners of soon-to-be-released vehicles with the new NACS charge port will need an adapter to use these chargers. Tesla includes this adapter with every vehicle sold and new ones can be purchased for about \$50.
- All curbside chargers have posted time limits, which are usually for a maximum of 4 hours between 7:00 am and 6:00 pm. Some locations in more urban areas have shorter time limits or different hours. Please always check the posted parking restrictions. There is no time limit for parking outside of the posted hours (usually overnight between 6:00 pm and 7:00 am).
- Please share these chargers with your neighbors and only charge when you need to. Most drivers will only need to charge once or twice a week. Consider waiting until your battery drops to 25% or 50% before charging. This will ensure that others can also use these chargers.

Seattle Parking Enforcement Officers will enforce parking restrictions at these chargers. Non-EVs parked in these spaces and EVs parked in excess of the posted time limits may be ticketed. You can report parking violations by calling (206) 386-9012 and pressing 2.

You can find a map of all of Seattle City Light's public EV chargers here. Please contact City Lights's public EV charging team at SCL_ElectricVehicles@seattle.gov with any questions or concerns.

Best Regards,

JACOB ORENBERG
CAPITAL PROJECTS COORDINATOR SR. | ELECTRIFICATION & STRATEGIC
TECHNOLOGY DIVISION

SEATTLE CITY LIGHT
We Power Seattle seattle.gov/city-light

Mar 21 - 27, 2024

Thank you, everyone, for the positive feedback on last week's update. My goal is to send them regularly on Thursday mornings, which will cover regular events like Abel's Thursday vegetable offerings, Friday and Monday trash collection, Board/HOA meeting reminders, etc.

Speaking of the HOA meeting, please join us in the Clubhouse tonight at 700p for coffee and cookies, with the HOA meeting starting at 730p. We will be unveiling our new NF website and private Facebook group!

Security alert - Last night, a resident's car was prowled and damaged, and a vehicle was stolen. A police report has been filed. Our rate of these incidents is low, but remember that although NF has fences and gates, we are not a fully secured campus. And if you have a gate clicker, please do not leave it in your car. When a gate clicker is stolen, everyone's needs to be reset.

Dumpster corral - In the next couple of days, you will see a sign on the door to the dumpster corral notifying residents to not enter the area when the Recology trucks are picking up the garbage and recycling dumpsters (normally on Monday). As the sign states, we have been warned of significant liability and safety issues if residents are in an area when the trucks are there. This can interfere with our garbage collection service. Thanks for your cooperation, everyone.

Building and Maintenance NEWS - Mike will be continuing to work on the irrigation system, finishing the pressure washing in critical areas (mossy pathways), and preparing components for the next round of deck railing re-building, etc. He and Travis and an outside plumber are investigating a major water leak in C building. And a huge thank you to H building for patience in having the scaffolding up for several months - the city has finally billed us for the building permit, which we hope shows the bureaucracy is moving forward.

Note: I am still using the Vice President email address. Feel free to email me with questions.

Judith Rickard
Noble Firs HOA President

Mar 17 - 20, 2024

Greetings from your new Board president! And welcome to what I hope will be a regular (my goal: weekly) update on what is happening at Noble Firs and, occasionally, our extended neighborhood.*

St Patrick's Day potluck - TODAY

Please join us in the Clubhouse starting at 430p for a potluck celebration of the Wearing o' the Green. YES, come even if you have nothing green to wear. Not a cook? Don't have time to cook? Bring something from the deli - it will all be yummy. Irish Coffee? You betcha!

HOA Board officers elected Mar 14

President: Judith Rickard

Vice President: Sue Rasp

Treasurer: Barbara Peterson

Secretary: Nancy Cornwell

Landscape: Maggie Bassetti

Building and Maintenance: Travis Taylor

At Large: Eric Stevens

Building and Maintenance NEWS

The Maintenance Team is having to revise their work plan for spring and summer because of a big change we just found out about late last week, i.e., Friday was Javier's last day. We will miss having him on campus as our part-time helper with maintenance projects, but his employer let us know that they are calling him back to work for them. Among other things, that means the parking spot painting project will be on hold for the foreseeable future. Mike will be working on resetting the irrigation system, finishing the pressure washing in critical areas (mossy pathways), preparing components for the next round of deck railing re-building, etc.

*Neighborhood News

A very important transportation change is coming to our area. 145th west of the freeway will be CLOSED for several months starting Apr 1. See Shoreline's webpage for more information.

[145th Street Corridor Project | Engage Shoreline \(shorelinewa.gov\)](#)

Note: I am temporarily still using the Vice President email address. Feel free to email me with questions and any feedback about this kind of update communication. Thanks!

Judith Rickard
Noble Firs HOA President