

Natapoc Village Condo Association Annual Meeting
May 6, 2012
Approved 5/19/2013

Present: Jim Farmer, Steve & Marie Olson, David Thorbeck, Nick Phyhogeos, Sue Hennessy, Mary Anne Thorbeck, Margot Navarre & Stephen Carroll (representing Sarah Navarre) and Lloyd Long.

Absent: Lynn Withrow, Brooke & Debra Fritz, Michelle Phyhogeos, Marcus Wood, Todd & Michelle Biggs, Bud & Connie Olsen, Dave & Meg Krah, Dick & Shawn Gleason, Charlie & Julie Kindel, Bob & Darlene Jaeger and Dick & Joann Swanson.

Call to Order and Approval of Minutes: The annual meeting of the Natapoc Village Condo Association was held in the condo of Jim Farmer and Lynn Withrow and was called to order at 9am by President Steve Olson. Steve thanked Jim (and Lynn) for hosting the association meeting in their condo. It was ascertained that a quorum was present. Steve asked for approval of last year's minutes. **Jim Farmer moved and Sue Hennessy seconded that last year's minutes [5/15/11] be approved as presented. Motion was approved by all present.**

President's Report - Tasks completed over the past year

- 1.) The deck railings were painted last summer by Dez Brauder. It was felt that he did a great job at a reasonable price.
- 2.) Plexiglas was installed on the Biggs & Swanson units / upper decks units where ice was a problem in the winter. It seems to have prevented ice from forming on those landings. We will continue to monitor these areas next winter.
- 3.) Insulation was falling down under lower units in crawl spaces. Insulation was tucked back up. Lower units were sprayed for pest control. Ducts are insulated but water pipes are not.
- 4.) Our Natapoc sign at the entrance was put back up last summer. Some wonder if it needs a coat of paint this year.
- 5.) Splash boards were made and put around all garden areas during this past winter. The boards seem to have been successful at keeping snow and ice off walkways. This will continue to be monitored throughout the winter months. Splash boards are stored over the summer.
- 6.) Steve Olson has had problems with his over-sensitive smoke detector especially when cooking. Many present have also had this problem. David met with the representative from EDS (our monitoring company) and found that there are two types of detectors, one for smoke and one for heat. All of our units have the smoke type detectors. Steve & Marie's unit is now testing the heat type detector in their unit.

Projects not accomplished during the past year and will need to be carried over to 2012:

- 1.) New furnace filters need to be bought & installed.
- 2.) Steel braided hoses need to be bought & installed on washing machines.
- 3.) Smoke detectors changes remain an open item.

Treasurer's Report

David Thorbeck went over the 2011-12 actual numbers and presented the 2012-13 budget. Other reminders and comments during the discussion:

- 1.) David reports that all dues are up-to-date
- 2.) Our condo insurance continues to be our most expensive line item. He reminded us that internal items in our units need to be covered by individual owners. Rental units should

- carry liability insurance. Renters in the group say that they are asked to do this by the Renter's Association.
- 3.) It seems that landscaping / mowing by the Resort is only done when it needs to be. We all seem to notice that the edges all seem a little rough. Shrubs need to be cut along golf cart path. David said that he would do that.
 - 4.) We did not use all of money budgeted for snow removal last year. He knows that several heat tapes/strips need to be tacked back up.
 - 5.) He will switch to the Heat Pumps at the end of the month. Please call David is your air-conditioning does not work after he makes the switch. He cleans the furnace filters once a year. Steve would like to see unit owners clean them at least one other time.
 - 6.) Please use "clean green" cleaning materials when cleaning outside areas (esp. decks) so dripping water does not damage vegetation in our garden areas.
 - 7.) Please let David know if you notice squirrel holes in the outside of the building
 - 8.) He will put up flower baskets at the end of the month after danger of freeze has passed.
 - 9.) He will replace the Christmas lights on the building this year.
 - 10.) He is thinking that it would be a good idea to find a roofer to take a look at the roof this year. The roof on Building A is 14 years old and 12 years old on Building B. We would hope to get an idea of out how much longer the roofs would last.
 - 11.) He would like to replace the outside electrical sensors that contro outside lighting.
 - 12.) We have discussed doing but have not done a Reserves study.
 - 13.) The sweeper will be through next week to clean up all the sand from winter.
 - 14.) The community grill will be located between the garage units. Please replace tank if needed and send the bill to David.

Reminders: (from Steve):

- 1.) If you are having painting done in your unit, please dispose of brushes or take them home to clean. Make sure that paint and other paint related products do not end up in our septic system. Please relay this information to any hired painter.
- 2.) Entrance to Lake Wenatchee State Park now requires a parking permit. It is \$30 per year or \$10 per visit. The permit is good for all state parks. You will still need a forest trail pass for trail parking in the area.
- 3.) If you need a painter or service person there are several resources for you. The Kahler Glen office keeps a list of people to help with house keeping tasks such as housecleaning, carpet cleaning and window washing. Plain Hardware puts out a newsletter that lists many local service providers. Their newsletter is also online www.plainhardware.com
- 4.) Close flue in your fire place in the summer.
- 5.) Please remember to use single sheet TP. It so helps our septic system issues.
- 6.) Familiarize yourself with the location of fire extinguishers in our buildings. There are four for each building.
- 7.) During the summer please water outside flower baskets if you notice that they are dry.
- 8.) If owner changes the lock on their unit, please give three keys to David. One for his set, one is kept in the rental office and one is kept in the locked box for the fire department.
- 9.) Water should be turned off in our units when leaving for home. Evidently the rental units do not do this. We wonder if turning the water off and on could be part of what the Resort does when a unit is rented.
- 10.) If you are thinking of screening your deck this summer please remember that there are guidelines to follow.
- 11.) Hot water heaters. Our tanks are all 12 and 14 years old. In May of last year the tank in Lloyd Long's unit failed. Steve asked him to give us a synopsis of what he found out about hot water tanks at that time.

Hot Water Tank Issue

Lloyd said that he learned that after 10 years a water tank can fail at any time. When he replaced his tank last year, he learned that the people (retail stores) who sell hot water tanks cannot install them. He said that this does not apply to an individual or individual's hired handy man or hired contractor. Old tanks have to be de-commissioned and taken away. He learned that new construction now requires a top expansion tank but is not required when replacing tanks. He opted to go with an 80 gal hot water tank with the expansion tank instead of the 50 gal tank that all units now have. It sounds like the expansion tanks would only fit in the outside Natapoc units height-wise. Lloyd said that he worked with a wholesaler in Wenatchee who is a friend of Bruce Weeks who is maintenance manager for the Resort. He thinks that a new 50 gal tank would be around \$300 and decommissioning the old tank and installation would probably double that expense. Opting for a larger tank and expansion tank would again increase the expense.

Jim Farmer made a motion: **I move to mandate the removal and replacement of all hot water tanks in all Natapoc Units. The cost of a 50 gallon hot water tank would be paid by the Natapoc Village Condo Association and the expense of decommissioning the old tank and installation of new tank would be by the individual home owner. If home owner wants to upgrade to an 80 gallon hot water tank or add an expansion tank the difference in expense would be the responsibility of the individual home owner. Any owners who have had to replace tanks within the past year will be reimbursed at the 50 gal tank cost.** Motion was seconded by Sue Hennessy and followed by more discussion. Sue feels like this is important preventive maintenance. Lloyd said that he would call his contact in Wenatchee and possibly others for pricing about buying hot water tanks in bulk. David said that he has learned that the gray condo association replaces their hot water tanks every ten years. He will contact their building manager and find out from her where they got their tanks and who installed them. **A vote was taken on Jim's motion (above) to mandate removal and replacement of hot water tanks in all Natapoc units. Motion passed unanimously.**

Election of Officers: Steve reminded us that the three association officers are on a rotating three year cycle. His term is up this year, Mary Anne has one more year as Secretary and David has two more years as Treasurer. Steve said that Marcus Wood has agreed that he would run for President. **David Thorbeck moved that we nominate Marcus Wood for President for the Natapoc Village Condo Association. Motion was seconded by Nick Psychogeos and passed unanimously by all present.** Steve said that he and David will sit down with Marcus and go over association issues and the rotation of maintenance items for our units.

David thanked Steve for his many years as President and presented him with a Gift Certificate for Plain Hardware for guilt free lattes. Meeting adjourned at 1025am.

Minutes respectfully submitted

Mary Anne Thorbeck
Secretary of Natapoc Condo Association