

**Royale Plains Condominiums
Meeting of the Board of Directors
August 27, 2017**

Meeting of the Board of Directors of Royale Plains Condominiums, held at the clubhouse.

PRESENT: Craig Soleim
Kris Ivie
Greg Malkasian

ABSENT: Josh Horn

Management rep; Eric Johnson, Key Property Services, Inc.

Call to Order: 7:03pm

Quorum: 3 of 5 present

Approval of Minutes

MOTION: Craig made a motion to approve minutes of the July 2017 Board meeting.

Seconded: Greg

Approved: Unanimous

Motion carried

Financial Report

Delinquency report reflects one unit 30+ past due.

Op. Budget \$4,533

Reserve Bal \$179,031

Loan Assessment

An extra loan payment of \$17,400.75 was made in August, which was approved by the Board at the July meeting. This brings the loan balance in line with the remaining payments due from owners.

MOTION: Greg made a motion to approve the financial report.

Seconded: Kris

Approved: Unanimous

Motion: carried

Acceptance of Josh's resignation

MOTION: Kris made a motion to approve Josh's resignation from the Board as of August 15, 2017.

Seconded: Greg

Approved: Unanimous

Motion carried

Insurance Renewal

MOTION: Greg made a motion to approve renewal of the Associations Property and Liability Insurance Policy, with the addition of \$10M Earthquake coverage, with a 5% deductible.

Seconded: Kris

Approved: Unanimous

Motion carried

Note: The annual premium for the Earthquake coverage is \$5,151.00, effective 9/23/2017.

Misc Updates

Blackberries

KPS continues to work on getting the State to take care of the Blackberry bushes that are growing over the fence bordering SR-500. In the meantime, Green Envy will remove any growth that is encroaching on the buildings.

Dry Rot

Prestige NW completed repairs on five units in August. They will resume work after Labor Day weekend. There is \$50,000 allocated in the 2017 budget, although it appears that repairs will be far less than that amount.

Fence

Fence around pool will be replaced after the pool closes for the season. Currently getting bids for decorative iron fencing.

Roofs & Gutters

The roof and gutter cleaning projects are almost completed. The contractor is scheduled to come back to clean some gutters that were missed on the first pass, reinstall some missing gutter guards, and remove any remaining debris.

Security

Board and KPS working on plans for improved lighting, updating security camera system, and starting a neighborhood watch program.

ADJOURNMENT

Meeting adjourned at 7:37pm

Note: The Board appreciates feedback from owners who attend the meeting to observe the business portion of the meeting. In an effort to allow for this, the Board is reserving time after the business meeting to hear from homeowners. The basis for this is the limitations in the HOA's Bylaws regarding owner participation during the meeting. See:

Bylaws Section 3.12: Open Meeting. Any apartment owner or voting representative may attend any meeting of the Board, but shall not be entitled to participate.