

Minutes for 3rd Quarter 2017 Meeting

Quarterly BCHOA Meeting was held October 15, 2017 at 1pm in Unit 401.

Thank you to all of the Owners that attended. We had about 30% participation. After the business meeting those who stayed for the mixer/potluck had a great lunch.

At the meeting Jeb Parr gave a treasurer's report and the following items were discussed.:

- Our Elevator Service Contract is slightly higher than budget due to an increase in their fee
- Our Garbage service will probably end up slightly over again due to increase in costs by the City of Seattle
- Our Reserve deposits are on track as budgeted. Currently we have a little over \$200,000.00 in reserves. This money is for the upcoming major building issues so that we should not need a special assessment in the near future.
- We have \$4337.14 in our Business Checking Account

Items for the board to review for the 2018 budget

- Dryer Vent Cleaning Last done July 2014
- Garage Floor Cleaning

An Owner brought up the fact that now is a good time for everyone to be sure to clean out his or her wall and baseboard heaters. The dust and pet hair can accumulate in them and become a fire hazard.

Questions were asked about HOA insurance. Both for the Homeowner and the Buildings Master Policy, and how they work together. It was requested that a special meeting be called and that we have an expert speak to the questions.

The next discussion was about Smoking. We have a few residents that are very adversely affected by second hand smoke. The biggest area where there is a

problem is the North East corner of the Building. Units ending in 6,7 and 8 on the 1st, 2nd and 3rd floors as well as Units 2,3, and 4 are in the zone that is having a problem.

If you are a smoker and you live in this area of the building please be aware that when you smoke outside your unit the breeze moves that smoke into others units. For some of your neighbors it is a serious health issue. If you have any suggestions on solutions for this problem please let the board know. There is a movement in the building to modify the Declaration to ban smoking of all kinds possibly including Grills, Smokers, Tobacco and any other form of smoke anywhere on or in the Bradford Court Property.

Lastly a Call for New Board Members. If interested Contact any board member.