

Jordan Maintenance Company
14129 Club Way email: jrt@jordanrivertrails.org
Meeting Minutes

September 23, 2020

Meeting was called to order by our President Rondo Fraley

Board Members

President Rondo Fraley-Present

Vice-president Rob Mott-Absent

Secretary-Karrie L Fraley-Present

Treasurer Ramona Gilstrap-Present

Rich Hollingsworth-Absent

Jennifer Romer-Absent

Julie Weber-Absent

Tami Farber-Absent

Nathan Chabot-Absent

We are sad to say Jim Harris passed away last week. He will be missed as part of our community.

Community Members:

Lisa Gandrud, Dave & Cyndi Campbell, Lou Jam

Approval of minutes from last meeting

Minutes were not read.

New business

A new contract for towing vehicle on community property was signed with North County Towing. This contract will need to be renewed every year.

Culvert issues was brought up by Lou Jam as there has been an issue with water getting into a neighbor's basement. He will replace his culvert and improve the ditch on the west side of Dogwood.

The board will start enforcing the meeting attendance requirements, noted in the Articles of Incorporation, 7.1.4 noted below.

7.1.4

Declare the office of a member of the Board of Trustees to be vacant in the event such member be absent without a showing of good cause from three consecutive regular meetings of the Board of Trustees.

The next meeting, which is the last for this year, will be October 29, 2020 at 6:30pm.

Finance Report

Account Balances:

Operating Account \$3938.70

(Does not reflect outstanding payment to Mike Wold for the road repairs and chip seal.)

Reserve Account \$3089.93

Road Fund Account \$20,096.80

Road Fund CD \$13703.26

Income for August: \$16,223.21

Expenses September: \$38056.31

It was decided, in order to comply with the bylaws and covenants that the billing will change. First half, initial billing will be as follows. July billing for \$350.00. If not paid in full the January billing will reflect the balance owed, \$175.00, or second half. The road fund will be reassigned as Major Projects, as there are a great deal of repairs to bring community assets up to par.

If you did not receive your assessment invoice, please email jrt@jordanrivertrails.org

Barn and Clubhouse

Due to current trends in Snohomish County all rentals are canceled until further notice. Lisa Gandrud will contact those that have reservations. The gathering numbers have gone from 50 back down to 10 if in the same family, 5 non-family members...

The back wall was assessed it is structurally sound. Some wood needs to be replaced and there is some siding repair and cleaning to be done on the front of the clubhouse. These repairs will be completed by Rondo and Karrie. If anyone would like to be of assistance please drop a note in email.

The repair to the clubhouse floor complete. Repair to the concrete was complete and self-leveler was used to make the floor as even as possible. Also, the inside of the main room was painted and new baseboards installed. Thank you to Rondo and Karrie Fraley for all the hard work.

The electrical bid to transition the barn to LED, and bring the clubhouse's electrical up to code. The electrical panel is not up to code and need to be redone.

Plumbing work to replace the hot water heater at the clubhouse will be done soon. It was decided to go with a smaller tank.

The barn has been reserved for October 10th, 29th, and 31st. There will be a Halloween activities in the barn on the 31st. Also, if you plan to have trick-or-treaters at your house it might be helpful to post on Nextdoor that you will be passing out treats.

Roads

The chip seal project is complete and the contractor has been paid. The speed humps are set to be installed October 8th and 9th, weather permitting by Highline Pavement Maintenance. The bid is for \$650.00 per speed hump and it was decided that nine speedhumps will be sufficient. A deposit of 25% has been paid to Highline in order to get on the schedule for this month. When this work is completed the road project will be complete.

Pool

The bid for the pool repair is complete. The contractor is All Star Pool & spa, Inc. As the total for the all the repairs is significant. The contractor altered his bid to separate the plumbing and the plaster work. To bring the pool up to code the drain at the bottom of the pool has to be connected to the pump. The plumbing work will be completed this year. The plaster work and repairs to steps and ladders will depend on budget. The goal is to get that work done in the spring; budget permitted. The bid for the plumbing is \$2,185 + tax and the bid for the plaster and repairs is 31,015.00 + tax. The plumber will replace the hot water heater in the pool house as the one that is there is old and beginning to show corrosion. The electrician will install the hand dryers already purchased. This will eliminate the need for paper towels and be more in line with Covid protocols. The same electrician will complete the work at the clubhouse and barn.

Old Business

Letters will go out to several property owners that have violated the covenants. If you see a violation the form is available on the web site and needs to be signed by board members.

Adjournment

Adjourned the meeting at time. 8:00 by Rondo Fraley

Minutes submitted by: Karrie L Fraley- Secretary

The next board meeting will be Thursday, October 29th, 2020 at 6:30

Community Information

- The Jordan Maintenance Company: 14129 Club Way Arlington, WA 98223
Phone (360) 403-9720 email: jrt@jordanrivertrails.org
- All concerns and complaints must be presented in person or in writing. You can drop them off in the JRT mailbox or email them.
- To reserve the barn and/or clubhouse contact Lisa Gandrud (360) 631- 8380
- Request for parking passes and pool keys must be submitted in writing and dropped in the mailbox or emailed. Replacements for either are \$10.00 each. This does not apply to new property owners. Parking passes must be displayed when parked anywhere on JRT property or easements.
- Washington State litter hotline number:866-548-8371. Provide date, time, location and description of vehicle, plate number, and what was thrown from the vehicle.
- Snohomish County non-emergency (425) 407-3999
- Non-running vehicles must be removed from road easements. Property owners are responsible for maintaining the easements connected with their property. Trees and bushes must not crowd the road. Keep in mind weather conditions that may cause an impediment to traffic.
- Code violations should be reported to Snohomish County Code Enforcement at: <http://snohomishcountywa.gov/1152/Code-Enforcement>
- The JRT website contains great information, including minutes and by-laws: <http://www.jordanrivertrails.org>. Nextdoor is a social network check it out at <http://jordanriverassoc.nextdoor.com>. Please keep in mind this is not the place to air complaints. Those should be directed to the board.

Volunteer Opportunities

1. Mow the Barn & Clubhouse area.
2. Trim around the fences and buildings.
3. Mow the Pool area and trimming.
4. Pick up garbage on the hill and in the neighborhood.
6. Paint the Barn & Clubhouse (this will be a group effort and will have to be coordinated.)
7. Paint the Pool House (once we buy the paint, anyone can pitch in.)
8. For those living on the private roads: keep the gravel in your driveway level with the road to prevent erosion.
9. For those living along community fences, trim around the fence.
10. Everyone should be keeping their lawns mowed and maintaining their property along the roads.