

JORDAN RIVER TRAILS

BOARD MEETING

September 27, 2018

Next Board Meeting: Thursday, March 28, 2019
at 7pm in the Clubhouse

Board Members Present:

Rob Mott
Karen Rhodes
Beth Thompson
Rich Hollingsworth
Jeff Klasse
Jim Harris
Karrie Fraley

Association Members Present:

Ramona Gilstrap
Rondo Fraley
Dave Rhodes

COMMUNITY INFORMATION

The Jordan Maintenance Company business line is 360-403-9720. Any complaints must be directed in writing, or in person directly to the Board of Trustees, and not to any individual Board member. Thank you.

Dogs MUST be on a leash in the community. Call the ANIMAL CONTROL HOTLINE @ 425-388-3440 to report any problems with dogs. TTY number is 425-339-5252.

To Reserve Use of the Barn or Clubhouse, contact Angela Klasse @ 360-435-8661.

For Additional Pool Key Cards, mail or leave a written request in the JRT mailbox at the Barn/Clubhouse driveway. The first card is \$5.00. All subsequent cards are \$25.00.

For Additional Parking Permits, mail or leave a written request in the JRT mailbox at the Barn/Clubhouse driveway. Each permit is \$10.00.

Non-running vehicles need to be removed from the road easements.

Call 911 if any suspicious activity is noticed on community property. The Snohomish county non-emergency number for law enforcement issues is 425-407-3999.

The Washington State litter hot line number is 866-548-8371. Have available the date, time, location and description of objects thrown from the vehicle, a description of the vehicle, and the license plate.

Finance

There are 35 accounts with outstanding balances for a total of \$24,176.85. This is 10 less accounts than last month. Fourteen have a balance of \$187.50 or less. Seven accounts totaling \$8,199.50 will be going to our collection agency within a few days.

As of 8/31/18, the Operating Account cash balance was \$22,051.65 and the Reserve Account Cash Balance was \$2,521.41. The Road Reserve Account cash balance was \$6,440.99. A deposit of \$936.75 was made in the Road Reserve account, which was the amount collected on outstanding maintenance dues and late fees in August. The monthly automatic deposit into the Road Reserve Account will increase in January. Major expenses for August included pool management and maintenance and PUD accounts.

For questions about an individual account balance, etc. please contact our Condominium Management bookkeeper: Brandon Haslam at 425-562-1200, ext. 122.

Pool

The pool is closed. Ramona reported that the expense for propane was over budget and PUD expenses were under budget. The water heater has been emptied and the winterizing of the water pipes and fixtures still needs to be done. The electric hand driers will be installed. Some chemicals will need to be purchased for use over the winter.

Keegan White volunteered to assist with repairs that need to be made to a section of the community fencing on the pool property.

Clubhouse & Barn

Rob still plans to order rubber play chips for the playground. Jeff noted that Angela had recently showed the property to someone planning a wedding next summer.

The facilities are reserved on:

October 6 (external wedding), 12-14, 26-28

Roads

Ramona will work on a draft email notification and ballot for the board to review on the request for a special road assessment. As agreed on at the annual meeting, the requested amount will be \$100 to be collected in the first six months of 2019 and due by June 30, 2019. These funds will be added to the road reserve account for future improvements to the private roads. If approved by the membership, the plan is to include the assessment amount with the dues statement sent out in December.

Permits must be in vehicles when parking in the Barn parking area and along the Barn fencing and at the pool property.

Old Business

Mike Brown has stopped trespassing on Spruce Lane, but he continues to park on his property in different vehicles. Call 911 if any suspicious activity is noticed.

Norman and Marilyn Martin were present and gave an update on the property line dispute with the owners of the lot adjacent to theirs. The case is on track to go to trial, possibly in January.

New Business

None

The first Board Meeting in 2019 will be on March 28 at 7pm in the Clubhouse.

Link to the Snohomish County website for submitting complaints about code violations:

<http://www.snoco.org/app/pds/codeenforce/>

VISIT OUR WEBSITE @ <http://www.jordanrivertrails.org> for

Information on the community property including the Barn, Clubhouse and Pool.

By-Laws and Covenants.

Photos of community activities.

Join the JRT neighborhood on the Nextdoor social network at

<https://jordanriverassoc.nextdoor.com>.