Richmond Manor Condominium Owners Association

Minutes of July 16, 2026 Board Meeting

I. Call to Order

This Meeting of the Board was called to order at 7:00 pm by President Jerry Taylor. Other Board members present were Donna Edgerton, Chuck Hynden, Cheri Schuricht and Bob Terry thus constituting a quorum. Other participants were Shirleen & Matt Becker, Myrna Burkey, Al Gunns, Michele & Rob Harris, Linda Harvey, Venita Hynden, Bev Klein, Andi & Drake Loeser, Sherrie & Bill Manson, Laurie Otnes, Pam & John Owen, Carole Remme, David Ridge and Sid Horvath - Manager.

Jerry invited meeting participants to introduce themselves. He then indicated that Cheri Schuricht would serve as Meeting Chair following the first two agenda items (Owner Comments and New Business - EV Charging) as he must leave the meeting early to attend to family duties.

II. Owners Comments

Pam Owen inquired as to RMCOA's assessment of the impact of the Washington Uniform Common Interest Ownership Act (part of which became effective in January 2026 and the remainder becomes effective in 2028). Jerry, with Sid supporting, replied that the Board had engaged the Condominium Law Group to evaluate this matter and advise/recommend as to any needed revisions to the Governing Documents, meeting procedures, etc.

Pam also indicated concern about the adequacy of the electrical supply to the building. Bob replied that there had never been a "brown out" or restriction/limitation on the use of electricity at RMC in the 23 yrs of the building's occupancy. He commented that on this basis he does not think there is reason for concern, though acknowledges that the future demand for electrical power is unknown. Were we to envision - as we look to the future - a significant increase in electrical demand to support EV Charging and/or installation of Heat Pumps and/or conversions from NG to electricity for cooking, and/or water and area heating such a view would seemingly indicate the need for an Electrical Load Study. Such a study conducted over a period of time to record peak electrical use would require RMCOA and all owners to authorize Seattle City Light to release such data to an engineering firm contracted for that purpose.

III. New Business

a. EV Charging – Unit 214

Jerry reported that Pam and John Owen (owners Unit 214) had requested Board approval to install a 110V electrical outlet for the purpose of charging their electric vehicle. Power for the EV charger would be drawn from the electrical breaker panel in Unit 214 and wiring/conduit routed through the floor into the garage immediately below Unit 214 and to the Unit 214 Storage Room. John clarified that the electrical outlet would be placed in their Storage Room.

Following discussion and by motion duly made and seconded the Board approved the request.

b. EV Charging – For All

Bob reported that the Board recognizes that the use of electric vehicles is increasing and that some owners may desire to have EV charging available either now or in the future at RMC. Some owners may view EV charging as enhancing the desirability and value of their home and future resale opportunities. With these considerations in mind – and as a first step in furthering our understanding of the potential options associated with EV Charging - the Board requested two proposals from a reputable firm experienced in EV Charging. These options are outlined below.

Bob stated that that the proposals were presented for information only and that other options should be explored. He reminded that the Board's authority is limited to $5,000 for capital expenditures and that expenditures between $5,000 and $50,000 require a 51% majority vote of owners and expenditures exceeding $50,000 require a supermajority (75%) approval.

Proposal #1: Install one (1) Level 2 (220V) Charging Station outside the building at the small two (2) space parking area just to the Southwest of the South entrance to the Garage. This Station would be for shared use by any owner- and only by owners. Users would pay for whatever electricity they draw using pay-per-use technology (smart phone app) and that payment would be credited to the Association thus reimbursing RMCOA. The estimated cost = $24,500 (including tax). If the owners approve such a project there would be a special assessment averaging nearly $1,000/unit. This option could be expanded to two (2) Charging Stations for an additional cost of $3,500 if there is a perceived need for a second charging station.

Proposal #2: Install Infrastructure to support twenty-seven (27) Level 2 (220V) Charging Stations in the Garage. The infrastructure would include panels, electrical gear and conduits from the electrical room to 27 parking spaces. The estimated cost of $44,000 would be paid by the Association requiring a special assessment that would average about $1,600/unit. If/when an owner desires to "complete" the system and enable EV charging at their parking space some additional work (a 2nd step) would be required. This step would involve connecting to that Unit's meter in the electrical room, installing a "smart" device to assure that the overall electrical use does not exceed safe levels as well as wiring and a charging apparatus at the parking space. The estimate for this step 2 is almost $8,000 (including tax) and would be the sole responsibility of the Owner – not RMCOA. The electricity would be drawn directly through that Unit's meter and therefore automatically included in the SCL bill for that Unit. For those owners that wish to "complete" the installation the total cost would be about $9,600 ($1,600 + $8,000 = $9,600).

Following questions and answers participants listed Pro's & Con's for each of these proposals - some of which are listed below.

Proposal #1 – Outside Shared Charging Station:

Pro's:

- Provides an on-site EV Charging option for RMC owners
- Potentially enhance desirability/value of RMC

Con’s:

- Special Assessment of ~ $1,000 – applicable to all owners
- All owners assessed, though some may never use such charging station
- Limited/Shared charging spaces/equipment
    - Possible wait time to charge
    - Probable need to relocate vehicle when charge/reserve time expires
    - Probable extra fee if vehicle remains after full charge or reserve time expires
- Charging site would be outside
- Risk of vandalism
- Rules for use/fees would be required
- Probable extra fees required by RMCOA to cover annual licensing fees and maintenance and possibly additional insurance.

Proposal #2 – Infrastructure for Potential Future Individual Charging Stations:
Pro’s:

- Potentially enhance desirability/value of RMC
- Convenience:
    - Charge in own parking space
    - Charge whenever convenient/do not have to “reserve” time for charging or “compete” with other vehicles for time to charge
    - Do not have to move car when charge complete or pay “overtime” penalty
    - Payments included within normal SCL billing

Con’s:

- Special Assessment of $1,600
- All owners assessed, though some may never use EV charging
- Another $8,000 required of those Owners to complete installation of EV Charging

In view of the interest by some owners in EV charging Jerry asked for volunteers to serve on an ad hoc committee to:

- study the impact of EV charging on property values,
- assess the level of RMC owners interest in EV charging,
- identify and develop additional options including cost and rebate opportunities, and
- report findings to the Board

Michele Harris and Sherrie Manson volunteered to serve on this committee, and John Owen agreed to assist in technical/electrical matters. If other owners are interested in serving in this way, please let a Board member know.

IV. Review/Approval of Meeting Minutes

Motions were duly made, seconded and unanimously passed to approve Minutes as issued of the April 16, 2026 Board Meeting.

V. Manager's Report

Sid reported that window washing and the 1H26 service of the ventilation system are complete. A leak in the "dry" pipe of the fire suppression system was repaired by Pye-Barker. Pye-Barker will test the Fire Suppression and Alarm System on July 31 when entrance to all units is required.

VI. Committee Reports

a. Lawn & Garden

Cheri stated that Skinner Landscaping continues to provide high quality services. She noted that some of our lawn has "browned" as a result of a recent leak at a solenoid valve. This required a shutoff of the sprinklers until the pipe could be capped and the valve replaced. That valve and two other valves in that location were replaced and the system returned to service Friday July 17.

b. Finance

Bob said that 2026 expenses to-date are trending about 10% less than budget - which is normal at this stage of the fiscal year.

To increase interest earnings Bob recommended opening a new CDARS at Western Alliance Bank using funds from our Replacement Reserve Acct at Heritage Bank.

> **By motion duly made and seconded the Board unanimously approves the withdrawal of $30,000 from Acct 9913 at Heritage Bank and depositing the proceeds in a 6-Month Special CDARS acct at Western Alliance Bank at a rate of 3.36%.**

Regarding our Reserves, Bob stated that we continue to add about $6,000 monthly to reserves and these contributions along with interest earned result in our current (July) balance ~ $541,000. No major reserve expenditures are planned for 2026 or 2027. In 2028 exterior trim will be repainted at a cost possibly $35,000 - $40,000.

Knowing that roof replacement/recover looms ahead we asked RoofCorp for an assessment as to what additional life we should expect. They indicated we might get another 5-7 years life provided some targeted maintenance work (at a cost of $11,743 + tax) is performed.

> **By motion duly made and seconded the Board unanimously approves RoofCorp's proposal # 260601 for targeted repair/maintenance of our roof at $11, 743 + tax – chargeable against Reserves.**

VII. For the Good of the Order

Shirleen Becker offered the following thoughts: "My husband David (now deceased) and I were the second owners to move to Richmond Manor in 2004. David served on the Board and I contributed to RMC's community life in other ways. The people who live here have always considered this community as family, coming to each other in loving friendship and counsel. We hope that will always be the case."

The meeting adjourned at 9:00 pm.
Respectfully submitted,
Bob Terry
Secretary/Treasurer