

Board of Directors Meeting

6pm on January 16, 2024 @ St. John's Church



The meeting was called to order at 6m with all Directors in attendance:
Daniel Zapotocky, Duane Huesers, Joe Stewart, Shaun Smith & Brian Newberry

The 2023 Annual Meeting Minutes were approved by the Board for distribution to the Members.

Financial Reports through 11/2023 were reviewed and approved by the Board and are posted to the website for Member review.

OLD BUSINESS

HOA Street Lights – awaiting bid to replace lights so they can be turned over to Avista. Members are encouraged to report problematic streetlights to RPM via the website. When reporting, the light post number and location is necessary; this information can be found under the Maps tab at www.eagleridge-hoa.com.

Pickleball Court Update – Arrow Concrete has not yet provided a set date for start of pickleball court, Vaughn has reached out to Jim Bitner on 1/15/2024 for update on scheduling.

Joe Stewart offered to solicit a proposal to convert the Crestview basketball court to pickleball. The Board did not commit to a second pickleball court but would appreciate pricing for future financial planning.

The Board approved a budget of \$100 for tape this spring.

Forest Ridge Park – dated art, equipment and layout are under review but there's no clear vision at present. Brian will contact Whitworth to inquire if they want the donated student art returned before it can be demoed. The members present agreed that the park should be cleaned up but not sterilized like Whispering Pines. Sharon Spadinger asked if the orange sculpture be looked at for sharp edges and other hazards.

Raptor Peak – the City is still concerned about water stability across the region and hasn't acted on the permit submitted by Vaughn on behalf of the Association in September of 2023. Brian proposed soliciting additional figures for other improvements that are not water-dependent then meeting with the surrounding owners to get feedback considering the current water prohibition.

Tangle Ridge – development has begun. Members affected by noise violations are encouraged to contact RPM so we can discuss expectations with the builder, Lenar Homes.

Amenity Signage "Residents Only" – the Board discussed sign placement and authorized a budget of \$700. Proofs will be sent to the Board as soon as they're available.

A member inquired about installing crosswalk markings. Brian explained that he's attempted this with the City numerous times but was denied. Members that have influence with the City are encouraged to submit similar requests to help demonstrate need.

Snow Removal – as a reminder, members are required by City code to clear snow from sidewalks adjacent to their home/property. The HOA provides snow removal along key walking paths and school bus stops.

NEW BUSINESS

Dog Stations – in response to member concerns, the Board approved a budget of \$2500 to add 5 new dog stations along Whispering Pines.

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Exterior Development

- Eagle Ridge Blvd will connect with Hw195 with a protected access; a J-turn is planned for southbound 195.
- Tangle Heights – Multiple residents, including Brian, had expressed how hard it is to live near the entrance to the Tangle Heights construction zone. Mentioned was the fast driving trucks and the early noise concerns. Kade Mentioned to Members if they are having issues or if the contractors are beginning work before City Ordinance to contact RPM and we will bring these issues to the General Contractor.
- Neighborhood Council (NC) – Becky Dickerhoof presented info on creating a separate council for Eagle Ridge, which is currently combined with vast Latah valley area. With the Board's support and volunteers from the community, this could present a benefit to Eagle Ridge and help secure funds for traffic calming, etc. The board gave support for Becky and Dan to form a new NC.

ACC – Alex Chernikov introduced the newly elected Architectural Control Committee.

Duane mentioned that the first edition of “STROLL” Magazine, produced by a local company and edited by Dezirea Blumig (Dezirea Blumig dezirea.blumig@n2co.com) appeared in ER mailboxes the day of the meeting. The glossy magazine is meant to highlight local conditions in Eagle Ridge.

Finance Committee – Stated things were going well, had no further comment.

Landscape Committee – more coordination was requested to ensure the committee's plantings aren't imposing on the contracted landscape maintenance plan. Brian mentioned that payment for the Landscaping spring expenses was being sent out to Charlene.

Events Committee – Lori was not present, so no comment was made. Brian mentioned that Lori had prepared a summer full of events starting with an Easter Egg hunt.

HOMEOWNER FORUM

(none)

At 7:51pm the meeting was adjourned to executive session to discuss collection of delinquent assessments.

At 8:17pm the meeting was again called to order to execute Board directives resulting from executive session discussion.

A motion was duly made and adopted to authorize VF Law to initiate judicial foreclosure on account # EGR1714. (3 in favor, 1 opposed and 1 recused)

The Board requests a collection history for EGR1341 and EGR1336, which were recently authorized (again) for turnover to CFS.

With no other business brought before the Board, the meeting was adjourned at 8:20pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Admin, Rockwood PM