

Board of Directors Meeting

6pm on January 17, 2023 at St. John's Lutheran Church



With all directors present, the meeting was called to order at 6:03pm by Brian Newberry with all Directors in attendance, as follows:

Brian Newberry, President
Jon Fox, Vice President
Daniel Zapotocky, Treasurer (arrived at 6:25pm)

Andrew Lawrence, Secretary
Shaun Smith, Director @ Large

Brian announced the Board of Directors meeting schedule for 2023, which is now posted to the website: www.EagleRidge-HOA.com

Upon a motion made and seconded, the Board approved the draft 2022 Annual Meeting Minutes for member approval at the next annual meeting. Board Meeting Minutes of 10/27/22 were adopted by unanimous consent and have since been posted to the website.

Financial Reports through October 2022 were reviewed by the finance committee and approved by the Board. Monthly reports can be found on the website.

OLD BUSINESS

HOA Street Light Repair/Replacement: Alex Johnson is overseeing this project and he's not here at present so there's no update at this time. Brian reported 2 lights out on EGR Blvd; Vaughn will Call Avista with Pole number, or report to TRM, depending on light owner.

Raptor Peak Park Upgrade: development is estimated at \$75k but there's no water access. Due to a moratorium, the City is not accepting new applications. In the meantime, RPM will assist in collecting bids for alternative landscaping options that don't rely on a City water permit.

RPM Maintenance Update: the following items have been completed since the last meeting:

- zipline repair in forest ridge
- new movie signs
- dog signs
- installed new sign
- split rail fence
- retaining wall repair at Keely Ct
- rock replacement
- uninstalled and semi-annual maintenance to Happy Trail doors
- fence maintenance painting will begin on 4 year rotation beginning in the spring
- new signs are planned near the pond

The members present requested that communication improve regarding the action item list.

Bench Replacement: a vehicle lost control on EGR Blvd and drove across the pond and through a common area bench. The Board will reach out to the responsible homeowner to reconcile.

NEW BUSINESS

Snowplow Damage @ Parkridge & Grayson: the HOA will submit a claim to the City for snowplow damages. Another location was reported at Quest off Whispering Pines.

2021 Audit was completed by Newman CPA with no concerns reported. Brian applauded the Finance Committee as well as Brandi and Melissa of RPM for a job well done. The final copy will be uploaded to the website once produced by the auditor.

Reserve Study Update has also been completed and is now posted to the website.

2023 Reserve Maintenance: the following common elements are scheduled for reserve repair/replacement this year. In preparation, RPM has assisted the Board in collecting the following bids:

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- **Splash Pad Replacement:** upon a motion made and seconded, the Board approved a proposal from Northwest Playground Equipment, Inc to replace the splash pad for an estimated cost of \$62k. We expect the splash pad to be operational this summer.
- **Entry Monument:** the original ground electrical isn't usable and so new infrastructure is required to install lighting. The pricing is considerably more than expected (\$18k for digging and concrete + \$10k for lighting) and so the Board asked Vaughn to collect a competing bid.
- **FireWise Program:** Vaughn explained that EGR would apply to be a "fire wise community" which would qualify the HOA for a City subsidy to split the cost (50/50) of maintaining the native areas. The estimated subsidy is \$25k annually and provides for regulated pricing through City-approved vendors. The application and necessary requirements have been submitted, and we're awaiting the City's acceptance. Maintenance rotation is required every 13 years. With a total of 125 acres of native areas and an expectation of 22 acres maintained per year, we expect to complete the community within 5 years. After much discussion, the Board authorized the capital expense to commit to and submit the FireWise application.
- RPM attempted the DNR abatement application on behalf of the HOA in 2022 but were unable to secure a vendor that would honor to the DNR's set price scale. As such, the state-sponsored program was abandoned for the City's Fire Wise program (described above).
- **Movie Projector:** replacement in the amount \$13k was approved by unanimous Board consent in the interim.

LANDSCAPE COMMITTEE UPDATE: Charlene reports that the committee will begin meeting again in March as the ground begins to thaw. RPM will arrange for a chipper upon request with 2 week notice.

ACC: the committee requests that the Board distribute a monthly reminder to submit for approval before making exterior changes.

FINANCE COMMITTEE: Brian explained that RPM maintains the books and ensures compliance with industry standards.

PICKLEBALL COMMITTEE: none present, no update at this time.

Homeowner Forum

- The following questions/comments/concerns were reported by the members present:
- Holly Griffin on Tay St asked that the Board perform $\frac{3}{4}$ of the fence maintenance this summer rather than on a 4 year rotation. Upon further discussion regarding the maintenance schedule and upon confirmation that the reserve funds remain sufficient to support a more aggressive schedule, the Board approved that the first 3 years of maintenance be completed this summer. Vaughn will coordinate with Prebble Painting to determine timing and availability.
- Holly asked that the Board send additional email reminders to owners regarding upcoming Board Meetings.
- Three years of fence painting will be performed this year because there was no work performed in 2020 due to covid or in 2022 due to management oversight. The Board has amended the maintenance schedule moving forward to accommodate 3 years of painting in 2023. This change will be reflected in the next Reserve Study Update.

The next meeting is scheduled for 6pm on April 25th in the church. With no other business rightfully brought before the Board, the meeting was adjourned at 7:20pm.

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