



Special Membership Meeting Minutes
6:30pm on January 20, 2021
Via Zoom <https://zoom.us/j/93941007899>

In attendance: Mike Creeseey, Director
Daniel Greer, Director
Jonathan Fox, Director
Andrew Lawrence, Director
Martin Spadinger, Director
Gil Pierce, Community Manager, Rockwood Property Management
Approximately 20 additional HOA Members attended via Zoom Meeting

Having achieved a quorum, the Board meeting was called to order at 6:37pm.

The meeting kicked off with a discussion of pursuing a masterplan for Whispering Pines Park utilizing the services of Mike Terrell Landscape Architecture. The impetus behind this was the loss of the Monkey Mansion play structure since it was not suitable for a large neighborhood such as Eagle Ridge. Newland Properties previously installed the Mansion without consideration for this expected heavy usage. Consequently, the board wanted to avoid a repeat of an inadequate installation.

The board was split on whether we could simply start off by replacing the Monkey Mansion with something suitable for our neighborhood utilizing Mike Terrell's advice. We could then follow it up with his master plan for a later date. Other board members thought we should allow Mike Terrell to do things as he saw fit since the Monkey Mansion replacement might impede his future master plan. However, Gil looked the plans and it seemed most of the improvements would be built in other areas of the park and thus it would not impact the Monkey Mansion replacement. The board all agrees that master park planning should not come from the board members, but rather we should rely on the services of an expert such as Mike Terrell.

To that regard Mike C. made a motion to approve the Master Park bid from Mike Terrell and put a priority on a suitable replacement for the Monkey Mansion before moving onto the other proposals. This Monkey Mansion replacement is contained on Line D of the Mike Terrell master plan which states "Select recommended replacement equipment for review and approval; In particular, a new structure to replace the previously removed Monkey Mansion house structure". The board unanimously passed the motion to proceed.

The other issue regarding this proposal, who would be the construction administrator? Would Mike Terrell serve in this position (\$1800), or could we have Rockwood Property Management (RPM) oversee part of it. The overall cost for Mike Terrell's master plan is around \$4685. Construction management will be provide by RPM for the install of the new playground equipment replacing the Monkey Mansion only. Board will review construction management bids for future park improvements as they get approved.

The next agenda item regarded undesirable “enhancements” consisting deeply dug holes and an abandoned pickup truck on HOA property between Cedar Rd on the west and Tay and Autumn Streets on the east. The property in this area slopes steeply downhill from east to west. Gil shared SCOUT satellite maps to give the board an idea of the location. These images revealed a well-established trail in this area, that is enjoyed by those who live in the surrounding area. According to Marty, there are no fewer than 3 holes along or near this trail, one of which is at least 6 to 7 feet deep. This is a safety concern for those who use the trail. Meanwhile there is no question the pickup truck has no business being abandoned there.

According to two Eagle Ridge homeowners, who live just above the area in question, there is an additional trail higher up the hill and closer to their backyards. Additionally, one of the homeowners saw an older male (in his 50s or 60s) actively connecting the two trails. She then asked him if he got permission to “improve” these trails and his answer was no. In any case the board discussed this issue and Mike C recalled the bike trails that were constructed recently by children northwest of the intersection of Shelby Ridge Rd and Eagle Ridge Blvd. These trails we later deconstructed and a message was disseminated to the neighborhood asking residents to avoid these activities in the future. The common areas need to remain in their natural state. Based on feedback from the residents and concurrence from the board, Gil and RPS will inspect this area, repair the holes and look into getting the truck towed. This needs to be done before the next snow or it may wait until the weather improves for a prolonged period. The board did not decide if we need to follow through with message about creating non-approved “enhancements” in the common areas.

The next agenda item regarded the Architectural Control Committee (ACC). Shaun Smith wanted to know if this committee could introduce its current members on the Eagle Ridge website. Mike C stated the ACC members already have control over a [portion of the site](#) and could do with it whatever they wish. It was not determined if access to additional portions of the Eagle Ridge website were needed.

The final agenda was introduced by Mike and asked whether or not to allow the Latah Valley Neighborhood group advertise their cause on our Eagle Ridge website. This would not necessarily be viewed as an endorsement of the group but rather give them access to a broader audience. This could be particularly important as it relates to future developments in the Latah Valley and how that might impact the traffic along the Highway 195 corridor. The board voted unanimously to approve this addition to the webpage.

One final question was asked by an Eagle Ridge resident inquiring whether we need create mountain bike trails on existing HOA property since we have seen a couple instances of the rogue “improvements” in the past. Dan said we could send out a survey in the future (similar to the playground one) to ascertain the interest in such a project. However, the ultimate decision may come down to liability issues and is the HOA willing to accept this risk should we give the go ahead?

With no other business rightfully brought before the Board, the meeting was adjourned at 7:37 PM.

Respectfully Submitted,
Jon Fox

