

# Board of Directors Meeting

6pm on April 25, 2023 @ St. John's Lutheran Church

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Directors in attendance: Brian Newberry, Andrew Lawrence and Shaun Smith

Also in attendance: approximately 30 members + Brandi Gimbel, Vaughn Dieter and Melissa Owens

The meeting was called to order at 6:03pm.

Previous meeting's minutes were approved unanimously.

Executive Sessions were held on January 17th and April 3rd at which the following subject matter was discussed: Definition of trash bins visible from the street and ACC Design Guidelines.

## OLD BUSINESS

**Street Light update:** Brandi has been working with TRM and Avista to transition all HOA owned lights to LED. Several existing lights fail regularly so continue to make reports so the HOA can provide maintenance in the interim. TRM has offered to perform the entire project, the cost for which may be covered under government rebate.

**Monument Lighting:** NW Custom Landscapes awaiting timing, during which time the pathway leading to the fountain will be closed for approximately 10 days. Signs will be posted onsite to ensure a safe workspace while the work continues.

**Bench replacement** delivery is anticipated by the end of the week. Delivery was delayed due to unforeseen circumstances. Installation of the bench will happen soon after delivery.

**Fence Painting Project:** as an amendment to a prior decision made to perform  $\frac{3}{4}$  of the 4 year painting plan to include all 4 sections of painting this year.

**FireWise Update:** with help from the Dept of Natural Resources and Nick Jeffries, RPM has coordinated abatement on 27.3 acres (23 acres stated by Vaughn) of the Association's total 153 acres of common natural area. Existing trees will remain in native zones with corrections made to undergrowth as recommended by the experts. Pink ribbons will indicate service area, which expected in the following locations:

-South of the main entrance pond up to Woodland Ct and back down to Eagle Ridge Blvd following the road back east to the pond from the intersection of Moran View

-North Side of Eagle Ridge Blvd from intersection of Shelby Ridge up and around Latah Hills Ct and up to W Trail Ridge Ct

-Behind homes of the 6700 block of Shelby Ridge up to the Trail

-Drainage easement to the west of the homes on the 6100 block of Shelby Ridge

The remaining acreage will be maintained in equal shares over the next 4 years

## NEW BUSINESS

**Pickleball Committee:** the community survey results were overwhelmingly positive and supportive of the decision to install a pickleball court and so a committee was formed. Through the committee's efforts, a bid was secured in the amount \$15,500 (Nov 2022) from Arrow to install a court at Whispering Pines Park. The Crestview Court area would likely be cost prohibitive. If/when a pickleball court is developed, the space will support other activities such as hopscotch and 4-Square. Most Pickleball players bring their own nets so the Association likely wouldn't provide nets.

Both RPM and the Committee attempted to secure additional proposals for this project but a slim contractor pool rendered limited results. Brian confirmed with the Association's legal counsel that this decision does fall under the Board's authority; there was a question as to if the sports court can be changed into a different element without member approval.

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with the resurfacing of the sports court

Upon a motion made and seconded, the Directors unanimously agreed to engage Arrow Asphalt For the scope of work outlined in \$15,500. Vaughn/RPM is directed to work with the Committee and the contractor to update pricing and prepare for execution. RPM's time for work related to this reserve project will be billed additional at the contract rate.

## Management Update:

- Splashpad repairs and replacement are scheduled once equipment arrives.
- Monument lighting
- Fence painting
- Pickleball court
- RPM invested considerable time and energy to create a landscape map, which has since been reviewed with Clearwater Landscape to ensure that all common area zones and irrigation plans are represented and identified to ensure continuity of service this year. Each element has a number and legend that relates to the Clearwater Landscape contract to improve accountability this coming year. Again, there are few contractors able and willing to provide the service contract to Eagle Ridge due to its size and complexity. The Board considered dividing the community and by contractor but variations in the level of service will result in inconsistencies and lack of continuity standards throughout the community.

WaterWise program underway through the City. Results will be shared with Clearwater to implement the necessary changes to provide a gradual downward curve in water usage. As we build historical data, we might identify leaks and concerns sooner. RPM is investigating the possibility of rebates for participation and successful reduction in use

Raptor Peak landscape development update: Brian is working with the Committee, which hopes to secure several Greenscape bids for the Board's consideration at the 2024 Budget meeting in October. The water permit approval hinges on the anticipated usage and so the landscape plan must be fully developed for submission and still runs the risk of being not approved or even considered by the city.

## COMMITTEE UPDATES

ACC Update: Shannon Hicks presented the attached amendment to the design guidelines, which expands the Committee's control to require approval of turf replacement landscaping and the like. While state law prohibits the Association from denying xeriscape or other water-saving landscape options, it may enforce reasonable restrictions, which are outlined in the amendment.

Finance Committee: no report.

Landscape Committee: first meeting in March rendered a list of projects scheduled this year. Brandi will provide a timeline for purchase/delivery of the plant materials submitted by the committee. A fire abatement community event will be held on May 20th to clear the areas not scheduled for service as part of the FireWise program. Significant spring clean-up is already underway by committee volunteers. RPM filed a claim with the City for snow plow damages but it could take time to get a response; in the meantime, the Board will consider a budget to perform the work in advance of claim resolution.

Events Committee (Lori):

- Garage sale moved to June 3 due to previous year inclement weather complaints

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- School's out party June 17
- First movie night June 23

## HOMEOWNER FORUM

Will the landscape map be posted to the website for member review?

What happens when we see water running down Eagle Ridge Blvd this summer? Vaughn explained that while overspray is not among the top priorities, it will be a factor in lowering overall water usage.

Who is responsible for the corner of Eagle Ridge and Eagle Valley? This is a common area and will be identified as an area of concern for the landscapers to address within the new scope of work.

The slope behind the splash pad is failing, on the north facing slope of a native zone; before we turn the water on, can we take a look at this area? This was caused by old piping associated with the splash pad and was repaired summer of 2022, this was evaluated when doing splash pad quotes and was deemed repaired and functional by the splash pad company and Clearwater Summit Group.

Where will the new ACC guidelines be located? Online at <https://www.eagleridge-hoa.com/architectural-guidelines.html>

Does the 10% quorum reduction allow us to amend the governing documents with only 10% instead of 60%?

No; quorum is the necessary number of ballots required in order for the vote to move forward but to actually approve an amendment, at least 60% in favor is required.

Please remind Clearwater to slow down. RPM will do so.

Who do I contact regarding an errant sprinkler? RPM - Preferably using the Contact Us form on the HOA website.

How often is enforcement occurring? Compliance inspections are performed by RPM under contract twice per month.

Who do we report road maintenance issues? The City of Spokane, the more reports the faster the service.

North side of Lincoln Way as you leave the association is overgrown, will this be addressed? The HOA cannot provide for inspection of private land but members are encouraged to reach out to the City regarding concerns in neighboring properties.

The 2014 Reserve Study shows elements outstanding for repair/replacement, when will they be addressed?

The Board is reviewing a new reserve study, which includes updates on projects and a schedule of forthcoming reserve projects.

Request to ensure power is available for movie nights.

Request for a revisit to the master plan to check current priorities and community desires.

Request to increase dues back to \$150 for master plan execution funding.

July 25th meeting has been postponed to August 15th pending confirmation from the remaining Directors.

With no other business rightfully brought before the Board, the meeting was adjourned at 8:06pm.

Respectfully submitted,

Melissa Owens, CMCA, AMS

Association Admin, Rockwood PM