

The meeting was called to order at 6:30pm.

All Directors and 19 homeowners were present via Zoom, as were Gil Pierce, Dori Bush and Melissa Owens of Rockwood Property Management.

A motion to accept the Board Meeting Minutes of 03/10/2021 were unanimously approved by the Board.

Financial Reports through April 2021 were unanimously approved by the Board.

OLD BUSINESS

Whispering Pines Park – Master Plan Development

Jeff Stiltz of Michael Terrell Landscape Architecture presented the Master Plan Overview and results of the community engagement open house on 4/17/21. Priorities and goals were developed based on professional recommendations and feedback from the Membership, which Jeff discussed with respect to the open house. A copy of the Master Plan Overview is available on the website (www.eagleridge-hoa.com).

Member feedback favors the installation of a second splash pad. Jeff will provide preliminary planning for the Board's consideration.

Over the next few weeks, the Board will provide feedback regarding the details presented in the Master Plan Overview, which Jeff will then incorporate into the final draft.

Public Library Kiosk

Member feedback is favorable for the installation of a satellite kiosk, which is proposed for installation at the expense of Spokane Public Library. A motion was made and seconded to authorize further exploration with a proposed install location at S copper Ridge and S Parkridge Blvd.

Movies in the Park

Mike Cressey asked the Members present for ad hoc committee volunteers to decide which movies to show in the park this summer.

Landscaping Projects

Happy Trail gravel path extension to Forest Ridge will be installed by July 15th

Improvements for common areas near Raptor Peak. Gil seeks Board direction regarding final direction in order to collect pricing and present a plan for installation. Lack of irrigation in this location limits options. The estimate to connect a new water service from the City's main is \$6200. Previous inquiries suggest pricing in the \$10k range for water access. The Landscape Committee will put together a proposal for the Board's consideration.

The next Board Meeting is expected to occur this fall. The Zoom link will be posted to the website when the meeting is scheduled.

A survey will be circulated to the membership regarding the aesthetics of Cedar Rd. Feedback should be sent to eagleridge@rockwoodpm.com.

Landscape Committee Report

A quick cleanup may take place in the fall but the primary project this year is fire abatement project on Moran View is scheduled for 9am on Saturday, 6/19. Members are encouraged to attend to lend a hand.

Please take a look at the work done by the Committee at Parkrige, holes filed on the trail system near Whispering Pines Park and cleaned up the pond at the bottom of Eagle Ridge. Next meeting is scheduled for 4:30 on 6/21 at Whispering Pines Park.

Homeowners expressed concern regarding firewise preparedness in wooded common areas. The trails were inspected by wildfire safety experts about two years ago and found the areas pose no significant risks. The Board requests that RPM investigate and provide pricing for firewise maintenance in the wooded common areas

NEW BUSINESS

Basketball Hoop Enforcement

Andrew shared that several members have approached him regarding prior and ongoing enforcement of basketball hoops. A brief history of this enforcement issue was detailed which rendered the following questions to the Board:

1. CCR 6.1 and 4.1 seem to be in conflict. If an owner complies with 4.1, do they still need authorization under 6.1?
2. Are ACC records kept and if so, for how long? Yes, these documents are retained as part of the HOA's permanent records. All records since RPM was hired in 10/2018
3. Why won't the ACC approve sports courts that utilize the street? It's the ACC's position that utilizing the street is unsafe and therefore the Committee will not make such approvals.
4. Basketball hoops must be adjusted to face away from the street when not in use but this requirement is not set forth by the CCR.

HOMEOWNER FORUM

Q: Requested clarification on temporary basketball hoops.

A: The hoop complies with HOA standards provided the hoop is moved when finished so play is no longer towards the street.

Q: How do we start a petition to amend the CCRs?

A: Define the changes you wish to see then solicit signatures sufficient to compel the Board to initiate the amendment.

Q: Are there plans to address the irrigation on Eagle Ridge Blvd? Water runs down the hill well past 9am.

A: Conditions such as wind and overspray are beyond our control but if heads are missing the mark. Runoff on the slope makes it difficult to keep the grass green without full watering. The Board has investigated several options for reducing water usage such as removing grass and installing xeriscape.

Q: Is there any info on the Tangle Heights development?

A: The approved plot plan will be posted to EagleRidgeLife.com.

Q: When will construction start on the Tangle Heights development?

A: Tree trimming will begin in July. There are two homes that will be turned sideways to allow for the proper setback. The rest of the lots will have the appropriate setback.

Q: Does the HOA have authority to enforce hoops on the street vs the owner's lot?

A: The CCRs state that the property cannot be used in a way that violates City/State/Fed law and therefor the HOA can enforce.

With no other business rightfully brought before the Board, the meeting was adjourned at 8:44pm.

Respectfully submitted by:
Melisa Owens, CMCA, Association Admin
Rockwood Property Management