

Eagle Ridge Homeowners Association

Board of Directors Meeting Minutes

June 29, 2020 at 6:30pm

Via Zoom

The meeting was called to order at 6:30pm by President Mike Cressey. All Directors were present by video/teleconference. Gil Pierce and Melissa Owens of Rockwood Property Management were also in attendance.

1. A motion to accept the Board Meeting Minutes of March 11, 2020 Board Meeting Minutes were unanimously approved by the Board. For the Board's consideration, draft minutes are included in the next financial report following the meeting.
2. Financial Reports through May 2020 were unanimously approved. The AR report was reviewed and compared to the outstanding receivables at the time WEB Properties turned over management to RPM; the balance of unpaid dues has been decreased by half.
3. The Governor's Proclamation 20-51 concerning Community Associations Meetings and Late Fees has removed RCW restrictions for online meetings and voting and instituted owner protections from financial penalties and/or fines.

The Board will consider the draft resolutions and document amendment and/or restatement flat fee offered by Condominium Law Group, LLC. Amendments to allow for electronic meetings and voting will be drafted and submitted for member consideration in advance of the 2020 Annual Meeting this fall. The Board will take member feedback via EagleRidgeLife.com and finalize

4. Landscaping Committee Update; the following requests were submitted for Board consideration:
 - Mow the entire native green space at Forest Ridge Park on a needed basis (once or twice a month) rather than stopping at the tree line. This will also include some light debris removal (sticks, branches, etc). Such an increase in services may require an increase in expenses, projected around \$2k. The Board moved to approve this request.
 - New path and fencing along the west side of the Happy Trail to Forest Ridge Drive. The anticipated cost to asphalt the path and install a fence is expected to cost \$8-10k. Gil will collect pricing for a gravel path, which the Board will consider via email with the hopes it will be completed this year. Landscape Committee to reach out to adjacent Homeowner to proposed path for comments.
 - Replenish landscape rock in areas north of Eagle Ridge Blvd. along Parkridge, selecting small areas to be done each year. Gil will review the Reserve Study landscaping line items then provide a recommendation of which account would fund this project.

5. Events Committee Report

It's not expected that Spokane will be in Phase 3 of the Governor's Safe Start Plan by the time the summer event schedule begins. With the exception of outdoor movies, all HOA sponsored events are cancelled until further notice. The next outdoor movie is scheduled for July 11th at dusk, Whispering Pines Park. The Board will consider each event on a case by case basis depending on the current state of COVID-19 regulations. Updates will be sent via the community website.

6. Architectural Committee Report

- John Robideaux moved from his Eagle Ridge home and resigned from the committee; the Committee replaced him by appointment. The new Committee Member is Tim Robinson and will serve the remainder of John's term.
- An update regarding the enforcement action against unapproved and noncompliant red barn shed. Committee is working with the Owner to get shed removed within the next 60 days.

7. Old Business

Removal and Replacement of Whispering Pines Park playhouse. A request was made to save the existing stump; for safety and practicality, the stump will be removed and all future playground equipment will be compliant with ASTM Standards for public parks. Gil will research the specific reasons why the existing playhouse doesn't meet standards so the Board can make an informed decision regarding the safety and retention of the equipment at Forest Ridge Park. The Board will solicit input from the ARC and Landscape Committee then compile a wish list for Gil to solicit installation proposals.

Mike Cressey will draft a request to Newland Communities requesting financial assistance with the removal of the noncompliant equipment they installed during development.

8. Homeowner Forum

Mike Cressey addressed the Board regarding the Paras Homes lots that have not yet had a house constructed on them. These lots are ill-maintained and are often used as dumping grounds. Gil recommended that we begin charging dues to compel payment or contest, then go from there. The Board will invite a Paras representative to a meeting with Mike and Gil to discuss resolution.

With no other business rightfully brought before the Board, the meeting was adjourned at 7:46pm.

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