

# Board of Directors Meeting

6pm on July 16, 2024 @ St. John's Church



The meeting was called to order by Board President Brian Newberry at 6 pm with all Directors in attendance: Daniel Zapotocky, Duane Huesers, Shaun Smith and Marcos Frank

Also in attendance: Gil Pierce and Vaughn Dieter of Rockwood Property Mgmt "RPM"

Financial Reports through 05/2024 were reviewed and approved by the Board as were the Meeting Minutes of 04/16/24, both of which are posted to the website for Member review.

## OLD BUSINESS

**Pickleball Court Update** – This has been completed.

Upon a motion made and seconded, priority will be given to the Pickleball Court to a group on the times as specified earlier on and we'll facilitate a sign up there on the fence that says they have priority for those times.

**Forest Ridge Park** – Fresh bark was added to the zipline area and tire swing area. Lori, a community member, is working with RPM to get dragonflies wood art up. Due to complaints regarding sharp edges, the orange sculpture was removed. The porta potty mess has been cleaned up and the burnt logs were removed. The Board approved rock going into the amphitheater to give it a more defined state.

**Raptor Peak** – We still don't have approval to do water. A contractor has been hired to refresh and make better the rock gardens; work to be done in next month. There have been complaints about weeds so we will be looking to budget accordingly for better weed control in 2025. We have been working to make the French drain better in "swamp area".

**FireWise Update** – Vaughn met with the DNR and the Firewise Spokane group in late May, and they had told him that the June allotted funds were going to be moved out until the earliest of September for the community with it being a widespread effort of Spokane County to help out Medical Lake. Mark secured a signed contract from the city of Spokane that guarantees us \$20,000 for this year on top of the already allotted \$8,500 worth of DNR. So that means we will be spending \$20,000 and receiving \$48,000 worth of work. We already have the approved 6.8 acres in between Latah Hills and Eagle Ridge Boulevard off the trail. We as well are scoping out another 15 to 17 acres depending on pricing, to add into this to try and encapsulate in total about 20 to 25 acres of Firewise work in the community common areas coming this September. Vaughn has been working directly with our FireWise advisor, which is Nick Jeffries, who has gotten him all the information and everything needed to apply for this extra grantage. So we are now, for the 2024 year, a full Firewise receiving grant community. Vaughn noted the new work will be done in September or October. It's all going to be done within that two-month time frame. We've secured Patriot Land Works, who did the work last year, who's already contracted through the DNR to do our 6-8 acres. Patriot Land Works is open to adding more acreage in there. We're also working with Black Mountain Enterprises out of Boise, which is a hand crew group, which goes in on those high slopes, does the slash-hand cutting, the tough-to-make areas that you can't get a machine into. We have two other local contractors who we'll be meeting with late August when we have the parcels mapped out from our phases to get that ready. We've got two for sure and possibly four contractors set up to be doing this work. It's guaranteed money. It's ready to go. So when we get it done, Nick Jeffrey signs off and we go from there. A lot of good Firewise news reported for the community.

Question from Community Member: Is the board or RPM aware of how much total area needs to be treated within the HOA for Fire Fuel Mitigation?

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*Vaughn's response:* Last year, we had a presentation of the five phases. It's four guaranteed years, and then the option for a fifth through the FireWise and DNR granting, and it will treat all 121 acres that are deemed as native red flag areas. When we originally started this program, I did have to map all of our native areas that would have forest fire fuels, and those were then addressed into their GIS mapping program which told us 121.75 acres, was what we max could treat. What that doesn't encapsulate is areas that were done in the last 10 years, which you might only have to go and do a little bit of remediation in instead of full-scale forestry work. So in total, it does look to be about 118 to 121 acres we hope to treat by five years.

Question from a Community Member: When remediation starts, is there a map that residents can see as to where it's going to begin? And which areas and what decisions were behind doing that?

*Vaughn's response;* Last year we sent out through our TOPS system a map that showed exactly where it's going to be, where their access points are going to be. We also talked to any homeowners, taking questions and concerns. This year we plan as well, to do door hangers. To determine which areas are done, we leave that up to our firewise specialist, Nick Jeffries.

**RPM Update of Community Repair Projects** – Waterfalls Update – Pump needs to be replaced. RC Worst is building a custom pump. It should be here before the end of August.

**Neighborhood Council Progress** – Still in progress to form our own Neighborhood Council. In the meantime Becky is our representative to the Council that meets once a month. Need to get permission from the Neighborhood Council to get a flashing radar detector put up in August.

**Construction & Development Updates et al.** – Other than emailing the City a couple times a week to get better conditions of construction on Hwy 195, unfortunately there is not much to be done about the current issues. We did ask for more cones to be put out so hopefully that will be done soon.

**New Bank Account** – Currently over the FDIC limit in one account. RPM not recommending to open a new account at this time. Board will look into options should they want to move forward. RPM has an online option with Live Oaks if the Board is interested.

## NEW BUSINESS

**RPM Personnel Changes** – Vaughn to be transitioning to Manager position in September.

**Lawn Upkeep** – Lawn maintenance is required as per the HOA covenants. The process RPM has includes weekly inspections and notices being sent to those in violation.

**Reminder on Painting of Houses** – Painting your house requires ACC approval.

**Fishing in the Ponds** –The board also discussed whether to permit fishing in the pond near the fire station. We agreed to not permit non-residential fishing (individuals or groups) and further decisions for residents would await an assessment of pond ecology. RPM stated that they would contact WDFW to asses what kinds of fish are in the pond and whether residential fishing would be sustainable.

**Speed Signs** – Haven't had any success getting speed signs from the City but they did offer a flashing radar detector that could be installed for 4 to 6 weeks.

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**Budget Preparation** – We will start putting together the budget around the beginning of August. Any committees that are going to be requesting money need to get those requests in to us as soon as possible.

## COMMITTEE UPDATES

**Architectural** – No updates.

**Finance** – the Committee thanked RPM for its efforts in providing accurate and thorough reporting.

**Landscape** – Will be asking for weed control funds for Raptor Peak.

**Events** – Lori wasn't in attendance so Brian provided the following details: the Petting Zoo was a great success.

## HOMEOWNER FORUM

David Forte, Senior Policy Advisor at the Office of the Insurance Commissioner – Presented on the current state of the property and casualty insurance market.

Painting Update from Vaughn - The gazebo at Whispering Pines Park is going to be repainted this year, as well as a small stretch along Copper Ridge Boulevard that was not done last year. The walk-through area from Sterling View to Windstar, the small walking path, those fences will also be repainted, scraped down, resurfaced, sanded. The bridge will also be repainted, scraped down, resurfaced, sanded and added to the schedule for repairs on a four year rotation. The entryways to the Happy Trail will also be repainted.

Shelby Estates activity – A lot of people have been causing some damage in the common area that connects our two communities. We have been in contact with the Homeowner there that's seen most of the damage, as well as the Talon HOA president. We plan to put out some more signs in the area such as "Natural Area Do Not Disturb."

It was suggested we use goats to mow all the native swales. Vaughn spoke in favor of using goats.

A representative from Country Financial were in attendance and offered information on their insurance services.

With no further business rightfully brought before the Board, the meeting was adjourned at 7:57pm.

Respectfully submitted,  
Rockwood Property Management