

The meeting was called to order at 6:33pm.

In attendance:

Board of Directors: Martin Spadinger, Daniel Greer, Brian Newberry, and Jon Fox
43 members were also present

This was a special meeting to cover the issues regarding Raptor Peak

BACKGROUND

The Raptor Peak area was developed partially by Newland. This includes various stone pillars and a gravel trail which was never completed. The Landscape committee with input from some of the neighbors came up with a plan to finish this area and give it a more consistent look with the neighborhood. This effort began in the fall of 2020.

DIRECTORS PROS AND CONS OF THE PLAN

Martin first presented the members with the plans developed by the Landscape Committee in concert with Clear Creek Landscaping. The plan included the relocation of the stone pillars, grading of the soils, planting trees, preparing a walkway, installing a bench and installing sod. This would also require a tap into the city water system as none is currently available in this area. The total cost for the estimate (dated 5/23/22) was \$63,705. By the time the meeting was held the costs of the proposal had likely gone up substantially. Initially when the board was presented with this proposal the vote was split with 1 for the plan and 4 voting no. This was the reason for the special meeting

Dan then spoke on behalf of the directors voting no. One of the reasons was we wanted to make sure the current HOA financials could support it. According to Ralph Heaton (on the Eagle Ridge treasury team), the money would not likely be an issue. Another reason Dan and the remaining board members were against the proposal was we had initially asked for an additional plan involving little if any water due to conservation concerns. Unfortunately, the board was only presented with the plan which involved significantly more grass to maintain and water. Additionally, there was no guarantee the City of Spokane would give us access to more water as they have previously stated they would like Eagle Ridge to reduce their water usage. The board members in opposition to the plan would also like to see Raptor Peak improved, only they would like to see that improvement utilizing little water via a plan encompassing xeriscaping or [Spokanescaping](#). There was another concern that if we went ahead with the plan as written would we have to raise dues?. Ralph suggested that based on our current financials that it wouldn't be necessary.

Brian then voiced a couple concerns about this project. One of the issues was he did not want to see more trees cut down. Another issue is do we really need to install a tap to gain water access. He noted the non-watered Happy Trail looks great and this should be a model for Raptor Peak. He also was concerned that some of the neighbors surrounding this area were not informed about the potential development and might not want a new trail going right past their backyard.

The board did not agree about what to do at the meeting, but set a goal of coming to a conclusion by September or October.

OPEN HOMEOWNER FORUM (questions asked and concerns briefly summarized)

- There was no overwhelming support for installing more grass vs. a less water dependent plan.
- There were many concerns about the current waste of water in the neighborhood and this should be looked at. Perhaps eliminating water running down the street could offset any additional water required by Raptor Peak.
- There have been numerous complaints made to RPS about noxious weeds and up this point seemingly little has been done. The board will pursue this to make sure things are done in a timely manner
- One of the members suggested that we install smart controllers to help with our watering of our neighborhood. The board will look into this.
- We took an informal poll at the meeting. There were 15 residents who lived adjacent to the proposed Raptor Peak Park. Of those 8 voted for significant improvements including a trail. The other 7 were not in favor of the proposed developments.
- Many of the members thought it would be nice to have a plan put together to present to the board for the August 15th HOA meeting. To help make an informed decision, one of the members who lives in the area (Andrew L.) said he would survey all neighbors in this area and summarize his findings for the board to consider.

With no other business rightfully brought before the Board, the meeting was adjourned at 8:12pm.

Respectfully submitted by:
Jonathan Fox
Eagle Ridge Board of Directors, Secretary