



Board of Directors Meeting
August 12, 2019 at 6:30pm
5810 S Meadowlane Rd. Spokane WA 99224

The Board of Directors Meeting was called to order at 6:52pm

The minutes of the May 6, 2019 meeting were approved.

Financial Report

The June 2019 Financial Report was reviewed and approved by the Board. A copy of the June Report is available at eagleridge-hoa.com.

A motion was seconded and unanimously approved to write off bad debt in the amount \$265.32 for account EGR1821 and \$367.11 for account EGR2347. These accounts were submitted to Chapman Financial Services for collection of unpaid balances in excess of \$1000 each, which include assessments, late fees, interest and a lien fee.

Old Business

Damage to Common Area and Common Area use application was discussed. Rockwood Property Management (RPM) can approve Common Area use applications for basic Homeowner improvements. When applications involve using earth-moving equipment and major disruption of Common Areas, applications will be forwarded to the Board for review and approval.

Per City of Spokane Code Compliance, the Association is obligated to keep common area sidewalks clear of snow. RPM will provide a bid to do so in advance of budget and snow season.

The proposed new event, sleepover in the park, was presented at the last Board Meeting but received no follow-up support from members. The Board will reconsider if/when the members express a desire to move forward.

Swale perimeter fence at Eagle Ridge Boulevard (ERB) and Park Ridge has been repaired.

CCR Amendments requires a significant quorum but amending the Design Guidelines would be an easier approach to accomplish the desired changes. The following sections were submitted for amendment discussion:

- 4.5(b) Allow residents to remove any size tree w/o consent of ER if they planted it
- 4.14 Green vinyl-coated chain link & 4ft setback; white vinyl fencing; wood fences
- 4.12 Clarification on what's permitted

Community Update

- Owners adjacent to natural areas have contacted Management requesting weed abatement. The maintenance schedule will be amended next year to better suit owner needs.
- The repairs to the Shelby Ridge water feature are still being evaluated as possible cracks have formed in the bottom of the Gunitite liner used to construct the basin. This material is no longer used in this type of application making repairs and finding a suitable contractor difficult. The pond automatic fill control is also broken and needs replaced.
- Tree removal is underway on Park Ridge Blvd, planting is expected to take place in September/October when the weather cools. Irrigation repairs are underway thanks to member reports; please continue to notify RPM if/when you observe a common area irrigation issue (or any common area maintenance issue).
- Management continues reviewing options for the splash pad erosion issue, a proposal is expected prior to the next budget season.
- There is firewood free for the taking, cut and stacked at Forest Ridge Park. Residents are encouraged to take firewood home or it will be discarded.

Committee Updates

Landscaping: installation of a xeriscape design on Basalt Ridge is complete, downed trees have been remediated, noxious weed spray will be applied when the weather cools.

Events: the Board is seeking interested members for participation on the Events Committee. Without help, the Board will not continue with the annual community events schedule. Please contact the Board or Management if you're interested.

New Business

By unanimous vote of the Board, Ralph Heaton was appointed to serve the remainder of Brett Hamilton's vacated term through December 2019.

The Board was presented with the option to transition administration of ACC requests to Management. Mike Cressey moved to do so and the Board unanimously approved. The application will be amended to require a sample painting on the home exterior for Committee inspection prior to approval.

An owner submitted a request for the HOA to share the cost of installing a bench for the school children that often wait in front of his home. This matter has been referred to the ACC. Management recommends that the Board refrain from sharing cost of an expense on private lots.

Several Paras Homes lots and one Morse Western lots are not buildable and in need of regular maintenance. The Board will investigate its options in generating assessment revenue on these lots.

An adjacent lot owner is requesting landscape installation of the gravel access road between 6002 and 6003 Shelby Ridge Rd. This area is part of the City water line easement and has certain limitations to what can be installed within the easement. Management will contact the City Water Department to get clarification as to what improvement can be done.

The Board will consider audit proposals at a later time then submit a decision by unanimous consent.

Newland is requesting the Board's response regarding the assumption of the Eagle Ridge trademark. A nominal fee of \$25 is required for the 10-year trademark license. A motion was seconded and unanimously approved to purchase the trademark.

Homeowner Forum

- Will the HOA be charged additional for replacing the trees that died after the 2018 tree planting? No, the trees will be replaced under warranty
- Is the sleepover in the park moving forward? No.
- Can we increase owner-to-renter ratio? No, owners may lease out their homes but both owners and tenants must comply with the governing documents.
- CCR compliance for fence painting? Please report all potential violations to Management.
- There appears to be an abandoned bench with foliage growing around it and no trail leading to it; owner is asking if the bench can be relocated to an area that's more frequently accessed.
- Has the Board considered goats for landscape management in the natural areas? Yes, it was determined that goats are not an appropriate solution for our application. The spaces are too small and not enclosed, which would allow the goats to roam into other areas and cause damage.

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

Respectfully submitted by:

Melissa Owens, Association Admin
Rockwood Property Management