

Board of Directors Meeting

6pm on August 15, 2023 @ St. John's Lutheran Church



The meeting was called to order at 6pm with all Directors in attendance:
Shaun Smith, Andrew Lawrence, Brian Newberry, Daniel Zapotocky, Jon Fox

Also in attendance: Gil Pierce, Vaughn Dieter and Melissa Owens (remote)

FireWise (Nick Jeffries, Wildland Resource Planner): your community has contributed \$25k/yr over the next three years and an upcoming grant will provide additional funds towards fire mitigation in natural common areas. These efforts are combined with those of other community partners to help protect homes and infrastructure from fire damage. Fire is inevitable in our climate and so preparation is crucial.

Street Light Maintenance: TRM is working with Avista on behalf of the HOA to transition all dated lights from sodium bulbs to LED. This upgrade will improve functionality moving forward. The replacement is scheduled to begin in September but lights that go out in the meantime will be replaced on a case by case basis. Please continue to report outages to RPM.

Fence Repair: the vendor is onsite this week reviewing conditions and ordering materials in preparation for the start of this project. Homeowners adjacent to common area fence repair have been sent an email to inform and instruct on how to avoid paint damage that may result.

Pickleball Court Resurface: the vendor hasn't provided a timeline yet, but the project is approved and expected to be completed this year. For now, plans are limited to one pickleball court.

Splash Pad: repairs are expected to begin any day and should be completed by the end of August. RPM reached out to the vendor today for a confirmed start date.

Forest Ridge Park: over the years, this park has fallen into disrepair due to harsh weather and vandalism. The community has endeavored to maintain zipline functionality but most of the original structures (dragon flies and crazy house) are in need of replacement. Regrettably, repair would require a highly specialized vendor to which the Association does not have access. Options are limited to removal or replacement. The Board discussed a middle of the road solution to maintain/replace the elements kids use (treehouse and zipline) while removing the items that haven't fared as well.

New Development: Qualchan Hills is the primary entry/exit to the new development of 100 homes at Hayden Heights & Qualchan View. Fire code requires 2 exits and so their residents will also exit through W Talon Dr into Shelby Estates. Marketing for these new homes suggests that residents have access to Eagle Ridge amenities and so the Board reached out to the listing agent with limited support/response.

Members are encouraged to submit a public comment to the City regarding this matter but use of Eagle Ridge facilities are inevitable. Regrettably, the Association has limited options to mitigate this issue. Drive/pedestrian gates aren't feasible, security isn't practical and signage is ineffective. RPM advised the Board to make contact with surrounding developers to discuss the possibility of adding value through development.

The Board thanked SFD Engine #5 for its attendance and educational contribution tonight.

Raptor Peak Update: the Board discussed options with adjacent residents and performed additional water testing in order to formulate an appropriate budget for this project next year. Members are split between the installation of a new trail, so the Board is undecided as to how to move forward.

Progress Report:

- Two entrance locations will mandate 18k sf of grass, which is approximately the same amount of water used for the green space at Forest Ridge Park. This info will be included in the water permit submitted to the City. The Board intends to employ a landscape style that utilizes less water than grass but this calculation allows the Association to submit the permit request then subsequently install the water tap.

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- Two sets of pricing for trail install, \$17-19k, to match the existing entry and connect the pathways through the park and to Happy Trail.
- The Board has reservations about installing a trail that's not supported by a majority of the adjacent homeowners. (Raptor Peak Homeowner Karen solicited feedback from all affected homeowners, which is reportedly split 50/50.)
- Raptor Peak drainage: the Board has endeavored for a solution to the drainage issue at the corner of Tangle Heights and Parkridge Rd inside the Raptor Peak common area. Regrettably, this area was not developed to drain correctly by the original developer. The Board is still reviewing this issue.

ACC Report: the committee has processed over 51 applications during this period, which brings the annual total of processed applications to over 79. The majority of applications have been for house painting, fencing, landscaping, sheds, patio and deck work, tree removals, and water features. The committee has worked very hard with an emphasis on timeliness and consistency in all our decisions. ~ Mike Stone, Eagle Ridge Architectural Control Committee Member

Financial Committee Report: Ralph thanked Gil and Melissa for their fine job in reporting on the Association's finances. The 2022 Audit was recently completed with no issues reported. Monthly financial reports are available for review and download at www.eagleridge-hoa.com

Landscape Committee Report: Charlene, Landscape committee chair, reviewed the two projects they did and the upcoming pollinator project on September 30. Bob Westby is leading the new pollinator project and will discuss with Vaughn about existing sprinkling at the area where the LC will be doing sod removal. Charlene also talked about all the plants that did not survive at the medians at the entrance to Parkridge for each respective street. The loss was due to inadequate sprinklers. Through the years, the LC is the group that between projects keeps the medians looking good. An LC member, Sharon, questioned if the RPM would be painting the fire hydrants as in an HOA the city does not do that. Ralph thought it was the responsibility of the HOA. RPM said it was not their responsibility and the board did not discuss the issue further.

Events Committee: the Board thanked Lori for her efforts to present a full schedule of well-attended summer events this year. We received feedback from members regarding movies that end after 10pm. The Board will take this into consideration when planning next year.

Homeowner Forum

- Homeowner Joe Sicilia, local resident and attorney: The Board should reconsider security services. Only a few trespass charges would be necessary to deter further unauthorized use. If the Association's attorney hasn't been successful in demanding the removal of EGR amenities from home sales materials, he offered he can help provide more creative solutions.
- Said Joe, big events might be easier to police than daily park attendance. The Board should consider a pass system to verify residency for participation at community events.
- Gil added No Trespassing signage would give the community more leverage to enforce but likely won't do much to deter use.
- Renters are assigned usage rights by the homeowner/landlord so they are entitled to use Eagle Ridge amenities. Residents of adjacent communities have no rights to amenities.
- Is the fence at the fire station permanent? Yes, until the winter when the truck will return to covered parking. Recently installed for security because there's a new engine parked at the station during fire season. Once temperatures are below freezing, the truck will be moved offsite.
- A member requested that the median be opened to allow for children to cross the street just east of the Cedar and Eagle Ridge Blvd intersection. Unfortunately, the median is owned by the City but the Board can amend the landscaping to accommodate easier passage. The City will not allow the Association to direct pedestrian traffic in a way that interferes with the flow of traffic.
- Request was made for the common area water to be left on until October. RPM will reach out to Clearwater regarding timing.

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- A homeowner wants additional trash cans at Whispering Pines Park during/after events. RPM can't service this request but we can outsource the ongoing service if/when the Board funds the 2024 events budget.

With no other business rightfully brought before the Board, the meeting was adjourned at 8:10pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Administrator, RPM