

In attendance:

Board of Directors:
Daniel Greer, President
Jonathan Fox, Secretary
Martin Spadinger, VP
Andrew Lawrence, Treasurer
Mike Cressey, Director at Large

Rockwood Property Management (RPM):
Gil Pierce, Community Manager
Dori Bush, Field Inspection Specialist
Melissa Owens, Association Admin
Brandi Gimbel, Community Manager

21 Members attended via Zoom

Having received in excess of 10% (121 lots represented by ballot) the Association achieved quorum and the meeting was called to order at 6:35pm. Brandi Gimbel was introduced as a new community manager with Rockwood Property Management. As she becomes familiar with Eagle Ridge, Brandi will assume the day-to-day management responsibilities with Gil remaining on-staff to assist. After introduction of Directors and Management, the following business was conducted by the Members:

1. To allow time for members to vote by online ballot before the poles close at 8:30pm, a call for candidates from the floor was made. With no additional candidates, Gil provided an opportunity for each Board and ACC candidate to introduce themselves. Having closed the nominations, Gil announced that the poles will close at 8:30pm. Ballots must be emailed or votes casted online before poles close. The voting outcome is detailed below:

**Board of Directors
Ballot Outcome:**

<i>Candidate</i>	<i>Votes</i>	<i>Outcome</i>
Brian Newberry	86	Elected to serve 3 year term.
Daniel Zapotocky	31	
Ethan Porter	21	
Richard Byers	20	
Shaun Smith	79	

ACC Ballot Outcome:

<i>Candidate</i>	<i>Votes</i>	<i>Outcome</i>
Christopher Carlisle	67	
Shannon M. Hicks	138	Elected to serve 2 year term.
Mike Stone	182	Elected to serve 2 year term.

2. Without 51% of the membership present by written ballot or in person via Zoom to reject, the proposed 2022 Budget is hereby ratified. In 2022, each lot will continue to pay quarterly assessments in the amount \$142.50.
3. A resolution to adopt IRS Revenue Ruling 70-604 was approved by the members, a copy of which is attached hereto.
4. The Members present voted to adopt the 2020 Annual Meeting Minutes, which are posted to the Association's website at www.eagleridge-hoa.com.

5. Gil provided a brief review of the 2022 Budget and 2021 yearend expense projections. There was a considerable increase in water consumption due to early watering and a hot dry summer. Labor shortages and weather increased pricing for nearly all goods and services related to landscape maintenance. Overall, expenses were on target; based on current projections, no change in assessment is necessary at this time.
6. Annexation of Tangle Heights – 14th Amendment to the CCRs; we're about 100 ballots away from collecting the necessary votes to pass the amendment. The annexation must be approved prior to the sale/build of lots. Homeowners are encouraged to print a few copies of the petition and canvas the homes around them as a final push to collect the necessary ballots.
7. Raptor Peak Common Area Development – No water service was installed in the landscaping of Raptor Peak, the surrounding areas were left as natural/native area. There was discussion about the possibility of further landscape development; feedback from those present at the meeting suggests that this is a priority in 2022. Marty Spadinger volunteered to spearhead the formation of this project.
8. Landscape Committee – See attached
9. Architectural Control Committee, Shaun Smith thanked the members of the ACC as his term is up and is not running for reelection and pursuing a Board member position. Question came up as to how many applications does the ACC review? On average it's about 2-3 applications per week. Spring and summer are the busiest months for applications.

Mike Cressey was honored and thanked for the many years of service he contributed to Eagle Ridge during his tenure on the Board. To his credit, the Association turnover from the developer and management transition was executed inside the same year and with minimal disruption to the Association and its members. In addition to his efforts as a Director, Mike also chairs the Events Committee and we very much hope that he continues in that role.

The Board thanked Lori Henriksen and the Events Committee for their efforts in hosting great events despite difficult circumstances.

With no further business rightfully brought before the Membership, the 2021 Annual Meeting was adjourned at 7:43PM.

Respectfully Submitted,
Melissa Owens, CMCA, AMS
Association Admin, Rockwood Property Management

Year End LC 2021

It has been a productive year for the ER-LC in 2021. The people within the LC work hard not only on our visible projects, but also behind the scenes. They attend as many monthly meetings as their busy schedules allow, and volunteer their time, ideas, and suggestions each month. It is due to their talent and dedication that we have become a very productive and cohesive group. The LC started the year with a quick cleanup of FRP, Blue Ridge, and Happy Trail with the help of homeowners and committee members. Thank you to those who showed up on a Saturday morning to help with spring cleanup.

In May, (May 27th) the LC sent a letter to Daniel Greer and Gil Pierce, before the June board meeting, with the suggestion of adding an additional work force 4-5 days per week. ER is the one of the largest HOA's in Spokane and as such requires more than a regular work crew to attend to the daily trimming, weeding and routine maintenance. With the addition of a smaller crew, trail pathways would be kept clear, and the aforementioned general maintenance completed in a timely manner.

In June, the LC's major project on a Moran View drainage area was undertaken. After 20 years, the tree growth made this a fire hazard and drainage problem. A huge Thank You goes to Marilyn Harkins who was in charge of this project and Charlene Faoro for her recruitment of neighbors who came and worked so hard on a very hot day!! Also, this project would not have been so successful without the help of RPM/CWS. Their crewman spent close to 8 hours chipping all the dead trees and limbs that were removed from the drainage area and adjoining trail. Before and after pictures were posted on the ER website.

During the HOA Board meeting in June, the LC was asked to present a recommendation to the board in regard to the Raptor Peak Park. There had been numerous complaints by the homeowners who live across from and around the area of the "park." (Weed infested and aesthetically displeasing area)

On July 23, the LC submitted a plan to the board concerning Raptor Peak "Park". This plan included installing water to the area, landscaping the area inside the gravel pathway to reduce the weeds, adding a few trees, a bench and perennial garden. There was the recommendation of leaving the area outside the gravel pathway native, but finishing, with one of 3 options, the pathway closest to Tangle Heights Rd. There is the acknowledgement this project will cost money, as does any project. By reducing water in other areas of ER, we believe there could be a zero affect of water usage overall. In hindsight, the decision to not install water has created an area unmaintained, unsightly and full of noxious weeds which we feel, in itself, is a violation of the CC&R's.

For the July LC meeting, Becky Dickerhoof contacted Fire Wise for a presentation. After a few delays, Becky was able to have ER placed on a waiting list for grant money for fire abatement. Fire prevention is a growing concern in our area, and being proactive versus reactive with this issue may save homes and lives in the future.

The final project in September was the cleanup of the ER entrance at the pond. This was a LC group effort to improve the entrance to ER with weeding and trimming. Again, a thank you goes to RPM for taking away all the trash bags that were full of debris.

The LC has also undertaken improving the medians on many of the side streets. Sagewood, Windstar, Osprey, Tapestry and Ravencrest have been improved with the addition of mulch, perennials and pollinators within the medians. There will be more plants added next year to a few of these, but it is a start. If anyone would like to help improve their median, please contact the LC.

A gravel pathway was installed this year from Sienna Peak to the Happy Trail. That project was approved in 2020. (Unfortunately a safety fence was not installed. The original proposal on May 26th, 2020, did include a matching split rail fence to FRP and was approved on June 29th with the condition the owners would approve the trail alongside their property by initialed signatures. This was sent to the board on July 7th with the fencing again mentioned.)

In September, a survey was on the website to consider the entrance at Cedar Rd and ER Blvd. The results are as follows:

1. Is the area maintained to specifications Y-32 N-21 (60/40)
2. Rainfall/grass Worry Y-45 N-8 (90/10)
3. Keep area as is Y-30 N-22 (60/40)
4. Should water be returned Y-27 N-21 (55/45)

I would like to thank all the members of the LC who have worked so hard this past year. Loran Brown, Karen Cottet, Becky Dickerhoof, Lauraine Dwyer, Charlene Faoro, Holly Giffen, Marilyn and Denny Harkins, Bill Harris, Ralph Heaton, John and Caroline Hoffman, Virginia and Mike McCarty, and finally Bob and Donna Mead. It has been a testament to this group that after 2 years of meeting in parks, splash pads, and common areas, that we, as a group, have persevered and accomplished so much. I encourage anyone who has time to please join us next year for another busy season.

Sharon Spadinger