

# Eagle Ridge Homeowners Association

## Board Meeting Minutes

Monday, December 10, 2018

St. John's Lutheran Church

Meeting Called to Order at: 5:02pm

Attendees: Gil Pierce, Dori Ramsey, Ray Kimball (Whipple Consulting). Lori Henriksen, Cindy Mathis, Ralph Heaton, Michael Cressey, Daniel Greer, Lauraine Dwyer, Jonathan Fox, Brett Hamilton and homeowners per the sign in sheet.

1. **Approval of the 2018 Annual Meeting Minutes was motioned, seconded and unanimously approved.**
2. **Ray Kimball** – Civil Engineer with Whipple Consulting Engineers, hired by Uh-Oh Land Holding to represent them on The Summit subdivision (20 acre, 93 lot at the intersection of Cedar Rd and Eagle Ridge Blvd).

Per Mr. Kimball: The City has informed them the water system in their vicinity is considered sub-par. There have been some water pressure issues, especially in the summer time, and the City has had a difficult time keeping the upper and middle tanks full. This has left them with a deficiency and have asked WCE to work with them to come up with a solution. They believe the tanks are sized efficiently, but they are struggling to get the water up to those tanks fast enough. (A map showing the City's transmission lines were presented.) WCE is working with three landowners, Eagle Ridge HOA being one of them. A second map showing a potential route from the Qualchan water tank up to the upper pressure zone in the City system was presented. The idea would be to build a City booster pump station at the Qualchan tank, then have it run up the hillside through three different properties, Eagle Ridge being the one at the end. WCE is looking to get easements from each of the property owners in order to move forward with the project. The current distribution line going from the tanks, only has a single feed (coming from one direction) and the pipes are undersized, so even if new/bigger pumps were put in, the pipes are still undersized. So, instead of upsizing the pipes, the goal would be to have TWO pipes. This does 2 things: 1) It adds redundancy to the system and 2) It's a shorter route and a lot more efficient (to come from the Qualchan tank).

Lori Henriksen recommended that the engineer who originally designed the system for the City (Parametrix Engineering) be hired to confirm the impact the proposal/request for the easement would have on the Eagle Ridge community.

During the meeting, the board requested that Whipple Consulting provide a review from a third party hydro engineer. It was suggested they reach out to Parametrix. Once Whipple provides the third party report, the board will review. Gil will follow up with Whipple Consulting to ensure they understand the Board will not give conditional approval until the third party report is provided and the Board has time to review and discuss.

3. **Falcon Point Development** – Mike Cressey Proposed putting up a “no trespassing” sign of some sort in order to deter non-HOA members of neighboring developments from utilizing the Eagle Ridge HOA's private amenities/events covered by the HOA dues. Two options for verbiage were proposed and a motion to approve the first language was made and approved. Board asked RPM to get bids on what the new sign would cost for review.
4. **2019 Board Member Positions:**
  - Mike Cressey was selected as President
  - Daniel Greer was selected as Vice President
  - Lauraine Dwyer was selected as the Secretary
  - Jonathan Fox was selected as the Treasurer
  - Brett Hamilton was selected as the Director
5. **November 2018 Financial Report:**

- **Income** - \$66,175.37 (many October payments were received in November).
- **Expenses** - \$73, 115.54 – over budget by about \$28,000. Included in these expenses are the capital improvements that final payments were made for; \$25,948.80 – Splash Pad, and the 5 Blueridge trees and the extension of the irrigation system.
- Will be under budget at year end, but will be figuring out the budget throughout 2019 due to fundamental changes to it. Will continue to be monitored.

#### 6. **Community Update:**

- The splash pad project has been completed, without the french drain for now. The plan is to see if the modifications that were made have solved the problem without putting the french drain in, so as not to spend the money on a drain that may or may not be necessary.
- The offsite dumpster has been ordered and is in process and working.
- The Blueridge tree replacement is completed.
- Fall clean-up and water fountain storage is completed.
- Once snow falls, the inaccessible dog stations (on the steep paths) will stop being serviced for the season.
- Fire hydrants have been marked. The storm drains are being monitored – the low cul-de-sacs specifically will be looked at.
- Little free libraries are completed and installed.

#### 7. **2019 Landscaping** – Ralph presented two proposals from the landscape committee to have one piece of ground along Basalt Ridge beautified. Gil will get new bids (from the same vendors who already submitted) that include the specific details of the project – cloth and rock etc.

#### 8. **Architectural and CC&R Violations and Inspections**

- Violations/Inspection report was presented
- There was a question regarding the status of the basketball hoop(s) – tabling this item until Gil has met with Mr. French, will get an update by the next meeting
- Signage regulations – Temporary/seasonal are allowed, as are pre-election signs. All other signage is not allowed.

#### 9. **New Business**

- We opened the floor for questions:
  - A member of the HOA did not appreciate the “heavy-handedness” of the nasty-gram that late payers received at the management transition. It was suggested that there be two different letters; a gentler 1<sup>st</sup> request, followed by the more harshly worded letter for the second attempt to collect.
  - Member of the HOA: Brought up a concern about neighbors picking up after their dogs
  - Mike Cressey requested reimbursement for the four plaques of appreciation for the service of Ralph, Lori, Cindy and Cory to be approved by the new board.
  - New Board agreed to reimburse Mike Cressey in the amount of \$254.20

*Meeting closed at 6:37pm*

*Note taker: Rita Hollis*