

2023 Annual Membership Meeting

6pm on October 17, 2023, at St. John's Lutheran Church



Having achieved quorum through the collection of 215 ballots, the meeting was called to order at 6pm by President Brian Newberry. Thanks was offered to Jon Fox for his dedicated service to the Board since 2018 and Andrew Lawrence since 2020, and introduced the Directors and Rockwood Property Management (RPM) representatives Gil Pierce, Vaughn Dieter, Melissa Owens and Kade Palmer. In addition to the Directors, 40 Members were present in person.

Finance Committee Members were introduced, Ralph Heaton, Holly Giffen and Kerry Manzanares, and thanked for their dedicated service.

Brian Zapotocky and Lori Henrickson were recognized for their efforts to produce community events as the Events Committee.

Landscaping Committee: Committee Chair Charlene Faoro read off all the names of the members involved with the landscaping committee and thanked them for all their hard work throughout the year. All members present at the meeting thanked the committee with a round of applause.

Lee Poquette was acknowledged and thanked for his work to manage EagleRidgeLife.com and online voting. The Board is very grateful for his dedicated service.

BOARD of DIRECTORS ELECTION

Ballots are due back by the end of the meeting or by 7pm online through EagleRidgeLife.com. Candidates were offered an opportunity to introduce themselves prior to the final call for Ballots. RPM collected Ballots for final count; election results will be certified and announced to the membership within 2 business days. The ballot count and respective election outcome is memorialized below:

Board of Directors Election tally:

- Cynthia Lewis-Jessup received 39 votes
- David Ornelas received 35 votes
- Duane Huesers received 90 votes
- Erich R. Ebel received 13 votes
- Joe Stewart received 80 votes
- Marcos Frank received 77 votes
- Michael F. Cressey received 55 votes

Outcome: Duane Huesers and Joe Stewart were each elected to the Board for a term of 3 years each.

ACC ELECTION

Brian thanked the serving committee members for their service to the Association and offered an explanation regarding the establishment and function of the ACC. Again, candidates were given an opportunity to introduce themselves ahead of the final call for Ballots.

ACC Election tally:

- Andrew Lawrence received 108 votes
- Mark Dolby received 122 votes
- Richard Delaney received 150 votes

Outcome: Mark Dolby and Richard Delaney were elected to the ACC for a term of 2 years each.

Note: Due to personal reasons, Richard Delaney has chosen not to fulfill his term. As a result, Andrew Lawrence, the individual with the next highest number of votes, will assume the position.

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NEW BUSINESS

2024 Budget Ratification - Having only received 5 ballots rejecting the proposed 2024 Ballot, the budget is automatically ratified. The following details were offered for consideration:

- \$23k deficit projected by yearend 2023.
- Pricing includes 2024 landscape contract rates, which include an increase of 5-8% per service. RPM shopped rates and confirmed that 10% is on-target with market expectations.
- Next year, the budget offered to the members for review will include year-to-date expenses + remaining budget to justify the assessment rate.

Revenue Ruling 70-604 - Upon a motion duly made and seconded, IRS Revenue Ruling 70-604 was adopted by the membership for the year ending 12/31/2023.

2022 Annual Meeting Minutes - Upon a motion duly made and seconded, the minutes were adopted without objection.

FINANCIAL REPORT

Questions were submitted regarding the 2024 Budget and 2023 expenses:

Why is there no lien income budgeted? Lien income and expenses are intended to wash but don't reconcile because it often takes time to recover costs if/when the collection is successful.

How much cash does the HOA have on hand? \$416k in operating projected by yearend with approximately \$325k currently in reserve expense. Earlier this year, the Board diversified the Association's reserve account into investment funds so we're within FDIC limits and to increase interest income.

Pickleball Court install update? The contractor is booked out more than a year and so the Association is working to schedule as best it can.

What expenses are paid under the Master Tree Plan? Common area tree maintenance and replacement, including fall pruning and removal as needed. We're still trying to catch up from the work approved last year. 9 of the 11 trees scheduled for replacement will be on Parkridge, 1 on Basalt Ridge, and 1 along Copper Ridge Blvd.

Why are we budgeting for mail boxes? The Association owns and is responsible for replacement of the gang mailboxes. The 2024 reserve budget line item is indicated by the reserve study, which means the HOA will review the actual condition of each mailbox to determine which need replacement now and in the near future.

Is the painting company finished? Fence painting is completed, 2 areas are scheduled for spring of 2024, Windstar to Springview walking path, and the Gazebo at Whispering Pines Park..

Is it prudent to continue planting trees in the fall considering the cold, dry winters we've had in recent years? Can we look at doing it in the spring rather than fall? The HOA regularly trims and removes trees as needed and according to City Code. Replacement is done upon the advice and availability of the Association's arborist.

Is the HOA planning to enforce the fence maintenance requirement? It's tricky to enforce violations that can't be observed from street view. Further, the definition of violation is subjective in this scenario.

Is the HOA considering a WaterWise program to decrease overwatering? Yes, RPM is working with the WaterWise Association of Spokane to review and refine watering throughout the community, beginning with Whispering Pines Park. Brian explained that water usage is a very political topic due to the development issues around us impacted by water usage rates.

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When will we consider redoing the fence to something that is more fire retardant? This topic would be a Board discussion if and when the time comes. At this time no discussions have happened and none are planned as the entire HOA fencing was gone through and repairs and painting completed.

Street Light Replacement update? RPM is currently working with TRM to get an exact count on how many street lights they have replaced to date, they are currently scheduled to fix two lights on their next visit.

At Brian's request, Gil provided an overview of the Association's snow removal contract. Snow removal is performed around mailboxes with a 2" trigger but oftentimes the City plow comes through and creates a berm. We do our best to avoid this but it's unmanageable. Only sidewalks on main walking routes to bus routes and thoroughfares are cleared by the Association.

What type of deicer are we using? Sidewalk around mailboxes is chewed up. RPM advises against the use of deicer for this reason but it is currently included in the Association's contract; the Board is welcome to review and change this service at its discretion.

Why is Moran View listed as "limited plowing"? All plowing is performed under the same standards but RPM will be happy to review the contract with the Board.

Why isn't the mailbox plowed to 18 feet? If/when members have concerns regarding contracted services, please submit feedback with pictures and specific locations to eagleridge@rockwoodpm.com.

Why don't we use some of our excess funds to replace wooden fences with vinyl? The reserve fund already includes monies for fence repair and replacement but the Board will make fence repair and replacement a priority in the coming year.

COMMUNITY UPDATE

Raptor Peak Update - water permit was submitted and is expected this fall to be decided upon yes or no by the city. After surveying Raptor members and with respect for the 50% of members that do not want a trail connection, the Board will table installation at this time (having approved a \$15k budget), it may reconsider as the project develops and has budgeted other funds for further landscape development pending water decision.

- Water permit update by Vaughn - mapped out irrigation to provide logistical data for consideration by the municipality board in applying for water permit. The permit has not been approved. Without an existing tap, water access must come from common area east of 502 W Raptor Peak so a trench will have to be put in over the existing street if construction is approved when water permit is approved. The members present thanked Vaughn for his considerable effort to move the water permit forward.

What about the swamp area on the Parkridge entrance area to Raptor Peak Native Area? At development, the land wasn't properly drained from the park to the street so we're sourcing for good ideas to resolve this issue. One option is regrading and the other is drainage installation; more forthcoming.

Splash Pad should be operational next year as will the Pickleball Court at Whispering Pines. Regrettably, the Board didn't engage its respective contractors until May of this year and so it missed the window for installation before the building season ended. Brian assured that the Board would make this a priority over the winter to ensure we're on the schedule in 2024.

COMMITTEE UPDATE

Landscape Committee - A great deal of work was completed this year, both visible and behind the scenes efforts to coordinate and bring the project list to fruition.

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Brian thanked Ralph Heaton and Holly Giffen, Kerry Manzanares, on the Finance Committee for their support.

ADJOURN

Brian again thanked everyone present for their participation and expressed gratitude for the support from RPM. John Fox and Andrew Lawrence were acknowledged for "helping eagle ridge soar" in their respective terms of service.

With no further business rightfully brought before the Membership, the meeting was adjourned at 7:35pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Admin, Rockwood PM