

## 2025 Annual Membership Meeting

6pm on October 21st, 2025, at St. John's Lutheran Church

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Having achieved quorum through the collection of 226 ballots, the meeting was called to order at 6pm by President Duane Huesers. Thanks was offered to the church for allowing the meeting to be held there, and Duane introduced the Directors, Shaun Smith, and Marcos Frank. Not present was Michael Baumgartner. Rockwood Property Management (RPM) representative Vaughn Dieter was present. In addition to the Directors estimated 40 members were present

### 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, but was able to be announced at the meeting. The ballot count and respective election outcome is memorialized below:

Board of Directors Election tally:

- Shaun Smith received 104 votes
- Alex Johnson received 89 votes
- Laura Dow received 64 votes
- John Mandella received 34 votes
- Write in: Wells Williams received 1 vote

**Outcome:** Shaun Smith was re-elected to the Board for a term of 3 years, and Alex Johnson was elected for a term of 3 years.

### ACC ELECTION

Candidates were given an opportunity to introduce themselves ahead of the final call for Ballots.

ACC Election tally:

- Wells Williams received 113 votes
- Vicki Schulte received 93 votes
- Mark Smith received 81 votes

**Outcome:** Wells Williams and Vicki Schulte were elected to the ACC for a term of 2 years each.

### OLD BUSINESS

Old logs deemed unsafe were pulled out of the play areas. New benches were installed in the Sticks and Stones Park. And additional safety park would be placed. An overview of landscaping work was provided: the renovated plant beds near the main fountain as you enter the boulevard, and then also at the waterfall and the plant bed. We also maintained quite a few perennials to the long medians of the park bridge. This past October, we added a new bed near the entrance at Cedar Road on the north side of Eagle Ridge Boulevard.

### NEW BUSINESS

The budget was ratified and notification given that income at the HOA level will be taxed. A decision was made to accept the IRS ruling 7604, to roll a surplus of \$7,300.00 into the next operating budget. 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 12/31/2025.

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Minutes from previous meeting approved. Discussion on Avista managing the 44 HOA-owned lights. Vaughn is to follow up on costs. One third of mailboxes were to be replaced (with 10-11 per year) with other projects deferred. Emphasis was placed on sealing the fire and hiking trails (\$6K)—which should be in the 2026 budget. Another installment of the Firewise program was allocated as well. It was pointed out that although the reserves are within desired range, this was because of deferred projects. A new reserve study was called for in 2026.

2024 Annual Meeting Minutes - Upon a motion duly made and seconded, the minutes were adopted without objection.

### FINANCIAL REPORT

The proposed 2025 budget had a deficit of \$9,843.47 in the year end. With year end projections for the end of 2025, Eagle Ridge is looking at a surplus of \$7,356.34. With under budget areas creating the surplus being majority in snow removal, staff time on-site, on-site repairs, and extra interest income on reserve accounts. This was offset slightly by the over budget areas like water usage, special projects approved by the board, and electrical and gas utilities.

Budget cutting ideas were discussed about water use and management said they would look into changing style heads on the sprinklers, managing water use at the pond better. Management said that they brought in the Water Fluid Spokane team last summer to review Whispering Pines Park, see if we could save some water there, because that was one of the biggest areas where everybody wanted to see us use less water. They tried to implement plans on staggering water on what days were off, lowering times, adjusting head styles. And every single time management made an adjustment, the park died. It was requested that the ACC also look into more efficient water use for common green areas.

### COMMUNITY UPDATE

Deteriorating posts around the pond area are to be replaced, but no plans for the bullrushes. Additional discussion on scheduled maintenance of algae and invasive species, and fountain maintenance—no planned changes from past treatments. Management is to keep an eye on excessive algae growth that may require additional treatment.

Fallen signs are in the process of being replaced including signs to Happy Trail.

Some discussion was given to non-residents using parks and trails, but no action steps identified.

Discussion was had concerning sidewalks, and city bylaws are that the adjacent property owner of that lot has responsibility for maintenance of that sidewalk. So that also means if you live on a corner, you're going to have both sides on there. You're going to have the front of your house on the side there. So any adjacent lot, that's the same for the HOA. Anything that's adjacent to a lot that we own, that sidewalk would be maintained by us. SOPs for broken or lifting concrete were discussed.

There was discussion about the proposed J-turn on 195, which should take place in 2026 and the possibility of an emergency fire drill for Eagle Ridge.

Updates were requested for the new developments, including Eagle Bluffs and their potential impact on the proposed J-turn modifications and city rulings. Concerns were raised about adding 500 more units and drawing from Eagle Ridge water supplies, which could impact home and hydrant water pressure.

The group was reminded about keeping tree limbs on a property 8 feet above the sidewalks and limbs below 10 feet on the pavement side to come off as well.

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### COMMITTEE UPDATE

**Landscape Committee:** Volunteers were requested for the landscaping committee and plans were made for additional renovation of existing beds and small tree planting in the boulevard or some of the canopy that was lost.

**ACC -** Solar panels were deemed fine, as long as they are within HOA guidelines. But most of this falls under the ACC.

**Finance Committee –** None

**Events and Other Committees -** The Lataw Hangman Neighborhood Council was discussed as a possible group we may want to have representation. Additional discussion focused on working with local representatives and District 2 commission council members to get more information about the above issues. Dwayne called for partners to assist him in this process, which may include Lori. It was mentioned that Lori is calling for volunteers for future events as well.

Volunteers were requested to assist with HOA sponsorship for “gifts to Sister Haven” which is a charity that provides gifts to kids in need during the Holidays. Help was requested for Mike Cressy.

ADJOURN - 7:36pm

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