

Annual Eagle Ridge HOA Meeting 6/23/16 Eagle Ridge Development Update

- **10th Addition P1A**
 - Construction to complete 35 lots started up on 3/16/15 and completed lots were delivered to builders August 28, 2015
 - Lots are currently being marketed for Greenstone and Paras Home product
- **10th Addition Phase 2:**
 - Construction of 45 lots started on March 16, 2015 and completed lots were delivered to builders August 28, 2015
 - Lots are currently being marketed for Hayden and Morse Western Home product
- **Forest Ridge Park (SEE Design Sketch Attached)**
 - Design of *Forest Ridge Park* (originally scheduled for construction in 2017) was completed with the Taylor Landscape Architect team in February 2015
 - Clearwater Summit was selected to construct the Park which preserves the natural forest area, limits manicured lawn area while providing diverse recreation opportunities for all ages
 - Construction started in late May 2015.
 - Due to delays in equipment deliveries, construction was shut down for the winter season and began again in April 2016.
 - With active 11th Addition construction surrounding the Park, the decision was made to hold off on opening the Park until construction is complete and the area is clear of potential construction hazards.
 - **The Forest Ridge Park Grand Opening is set for Saturday, August 13th***
*provided construction schedules remain on track for a safe opening
 - **Amenities include:**
 - Dr. Suess Tree House-
 - Nature-scape Mini-amphitheater (power and lights) for smaller group venues
 - Tire Swing and Slide
 - Children's Zip Line
 - Natural Trails with a long term plan of creating an evolving "Art Trail" (a cooperative project featuring outdoor art– done in conjunction with local art groups, universities and colleges and Eagle Ridge residents)
 - Outdoor Art
- **11th Addition**
 - Market research to provide guidance for design of 11th Addition was completed 8/1/15
 - Design of 98 lots with Taylor Engineering team commenced on August 15, 2015
 - Final 11th design was submitted to the City of Spokane in late November 2015 and approval was received from the City of Spokane in early February 2016
 - Construction began on February 1, 2016 with anticipated completion date of September 1, 2016.
- **12th Addition**
 - Market research is underway to provide guidance for direction and design of 12th Addition (80-85 lots).
 - 12th Addition design is scheduled with Parametrix (formally Taylor) Engineering in early August 2016
 - A target date for submittal for City review is set for November 1, 2016
 - City Approval is anticipated in early January 2017.
 - Construction of 12th Addition will commence as soon as weather conditions allow. We are targeting a date of March 1, 2017.
 - 12th Addition is the final addition to be constructed in Eagle Ridge. It is anticipated that lots will be delivered to builders by September 2017 and homes will be built out in this final addition in 2019.
 - 2Q2019: As "last lot is sold" responsibilities will be transferred to HOA.
- **Preparation for Transition**
 - 4Q 2017 Formation of Committees
 - 4Q2018 Applications for Board Membership
 - 1Q2019: Board member applications to ER residents
 - 2Q2019: Election of members/final turnover meeting