

Eagle Ridge Homeowners Association

Board of Directors Meeting Minutes

Date: July 15, 2025

Time: 6:00 PM

Location: St. Johns Lutheran Church

1. Call to Order

The meeting was called to order at 6:00 PM by President Duane.

Board Members Present:

- Duane Huesers (President)
- Michael Baumgartner (Secretary)
- Shaun Smith (Treasurer)

Absent: Daniel Zapotocky (Vice President – resigned due to moving), Marcos Frank

Also Present:

- Vaughn Deiter (RPM Portfolio Manager)
 - Sarah Ness (Director of Emergency Management, City of Spokane – guest speaker)
 - HOA Members and guests
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2. Guest Presentation – Emergency Evacuation Planning

Sarah Ness, Emergency Manager for the City of Spokane, presented findings from a wildfire evacuation drill conducted in the Grandview/Thorpe neighborhood. Key takeaways:

- Bottlenecks at neighborhood intersections validated as critical risks.
- Strong community participation (200+ vehicles) emphasized importance of resident engagement.
- Sign-up for **Alert Spokane (Code Red)** is essential for timely evacuation notices.
- Future drills planned; Eagle Ridge HOA and neighborhood councils encouraged to organize and support similar exercises.

- American Red Cross successfully partnered during prior drills with resident education and home wildfire preparedness visits.

Action Item: Landscape Committee to take lead in coordinating with Sarah Ness and City officials for a potential Eagle Ridge evacuation drill, with HOA support for communication and volunteer coordination.

3. Board Update – Membership Changes

- Duane announced the resignation of Daniel (Vice President), who moved out of the community. His contributions were recognized and appreciated.
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4. Development Updates – Eagle Bluffs

- Proposed Eagle Bluffs development (approx. 400–500 homes east of Moran and Shelby Ridge) was discussed.
 - Pre-application meeting held June 17; formal application pending.
 - Concerns raised about traffic mitigation on US-195, water infrastructure, and fire evacuation egress.
 - Strategy discussions underway with city officials; potential annexation into Eagle Ridge HOA may be considered if development proceeds.
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5. Approval of Previous Minutes

- April 15, 2025 Board Meeting Minutes were reviewed with minor corrections.
 - Motion to approve: Duane; Second: Michael.
 - Vote: 3-0, motion carried.
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6. Financial Report (through May 2025)

Presented by Duane.

- CDARS program now holding \$170,000 for FDIC protection.

- Alliance Bank balance \$289,000, within FDIC limits when combined with money markets.
 - Delinquencies: ~\$15,000 (primarily 4 homeowners in collections).
 - YTD income within \$1,200 of budget; expenses ~\$66,000 under budget, mainly due to reduced snow removal costs.
 - Motion to approve financial report: Michael; Second: Duane.
 - Vote: 3-0, motion carried.
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7. Old Business

A. HOA Streetlights

- HOA owns 47 streetlights (poles + connections).
- Transition discussions with Avista ongoing; issues include direct-buried poles requiring upgrades.
- Capital reserve allocation remains available; further proposals to be presented before year-end.

B. Sticks & Stones Park Refresh

- Removal of unsafe logs and pruning scheduled.
- Two new benches and sign relocation planned.
- Park signage refresh in progress with Fast Signs.

C. Happy Trail Connection

- Asphalt path connection approved.
- Northwest Parking Lot bid of \$10,500 (plus tax) selected.
- Motion approved unanimously.

D. Forest Ridge Park Safety Lights

- Motion-activated lights approved to deter after-hours vandalism.
- Cost: \$371.13.
- Motion carried unanimously.

8. New Business

A. Firewise Program

- 2024 projects covered 21.1 acres via \$20,000 grant + \$7,953 DNR cost-share.
- 2025 DNR funding uncertain; bids being gathered for hand-clearing (~5.7 acres).
- Board to decide on \$22,000 reserve expenditure if grants not awarded.

B. Tree Maintenance

- Annual pruning/removal proposal by Bartlett Tree Experts (\$18,397).
- Added \$395 for removal of an additional dead tree at Moran View/Eagle Ridge Blvd.
- Motion to approve: Duane; Second: Michael. Approved 3-0.
- Powdery mildew treatment for 102 maples approved (\$2,550, Greenleaf Landscaping).

C. Signage Definitions

- Complaint received regarding political signs.
- CC&Rs permit “temporary political signs not exceeding 5 sq. ft.” but no timeframe specified.
- City of Spokane no longer enforces time restrictions.
- Motion approved to authorize up to 2 hours of attorney consultation for legal opinion.

D. 2026 Budget Preparation

- Vaughn began preliminary budget discussions, including algae treatments, reserve study planning, and committee input.
- Board noted need for reserve study in 2026.

9. Committee Reports

Architectural Control Committee (ACC):

- 25–30 applications since April.

- Typical requests: sheds, fences, exterior painting, decks, hot tubs.
- Turnaround ~1–2 weeks; no major issues reported.

Finance Committee:

- Working with RPM to adapt financial software for percentage variance reporting.
- May require contract amendment for expanded reporting.

Landscaping Committee:

- Successful May workday with new plantings and mulch at waterfall areas.
- 100 seedlings planted in March; ongoing maintenance and irrigation review.

Events Committee:

- Next community event scheduled July 25 (includes Blood Bank drive).
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10. Homeowner Forum

- Concerns raised about:
 - Water pressure fluctuations on Moran View/Shelby Ridge.
 - Overwatering in Eagle Ridge medians; Board and RPM acknowledged long-standing irrigation system challenges.
 - Safety concerns regarding Whispering Pines barbecue pits during burn ban season. RPM to review.
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11. Adjournment

Motion to adjourn at 7:43 PM. Approved unanimously.

Minutes prepared by:

Michael, Board Secretary