



by
Newland COMMUNITIES

Board of Directors Meeting

March 10, 2021 at 6:30pm via Zoom

The meeting was called to order at 6:30pm.

All Directors and 23 homeowners were present via Zoom, as were Gil Pierce, Dori Bush and Melissa Owens of Rockwood Property Management.

A motion to accept the Board Meeting Minutes of 01/20/2021 were unanimously approved by the Board.

Financial Reports through January 2021 were unanimously approved by the Board.

Old Business

Whispering Pines Park – Master Plan Development

The Board considered the play structure designs set forth by its specialist, Michael Terrel Landscape Architecture PLLC, which range in options and pricing from \$26,630.23 to \$46,376.99. Pricing does not include installation, which may cost up to 30% above the design price bringing the total cost to around \$35-60k. After much discussion among the Directors and with overwhelming support from the members responding via the chat function, a motion was made and unanimously passed to accept Option #4: Treehouse themed Landscape Structures PlayBooster Playground: Play Creation for a price of \$46,376.99. Gil will begin facilitating the contracting and installation.

New pump for the lift station arrived and was installed by RC Worst.

New Business

Community Events – Easter Egg Hunt forthcoming

With the ease of local covid restrictions, the Board is considering the return of its regularly scheduled events. The Easter Egg Hunt would occur in approximately 3 weeks, which isn't sufficient time to organize such an event that complies with Phase 2 public gathering requirements so this event will be cancelled. Forthcoming events will be considered individually contingent on Spokane's progress in successful phased re-opening.

Summer Movie polls will be distributed shortly with the hope that restrictions will accommodate such events. The Schools Out party may be held at Forest Ridge Park this year to ensure there's sufficient space for everyone to safely participate.

Landscape Projects

Projects approved since last fall will proceed shortly, which includes rock installation in several locations along Parkridge Blvd, sand and bark replenishment where needed, tree replacements and monument cleanup at Eagle Ridge and Cedar Rd.

The Landscape Committee requests an annual budget of \$2500 for smaller landscape projects like plant material replacement, tree plantings, purchasing water for work parties or other expenses subject to reimbursement via Rockwood Property Management. The Board unanimously approves this request and will rely on RPM to validate receipts relative to the scope of the budget.

Dog Leash Compliance

Recently, Daniel has received several emails reporting dog leash violations. Some regarding dogs off leashes in the common area parks while engaging in games with their owners and others as they're walking throughout the community. While this is a municipal code requirement and signs are posted in each park, the HOA is not well suited to police such infractions. Homeowners are expected to appropriately and effectively control their pets and observe all restrictions. If/when community members witness egregious pet violations, they're encouraged to report to RPM and/or local authorities. When filing a report, a description of the pet and its owner as well as their Eagle Ridge address will be necessary in order to enforce. A reminder email will be distributed to the membership and a notice posted to Eagle Ridge Life intranet.

Homeowner Forum

A homeowner asked that the native grasses along Eagle Ridge by Cedar be returned to green lawn or removed and turned into something else; believes the natural grasses look unkempt. Mike Cressey adds that the decision to transition to natural foliage was made in conjunction with the City in an effort to reduce Eagle Ridge water consumption. Removal and reinstallation was cost prohibitive and so the Board elected to turn the water off last year to weigh the water savings against the change in common area aesthetics.

A question about the taped off holes in the woods along Cedar where Aspen View and Tay was posed. The Association is working to restore these areas to their prior state.

An owner asked if radio controlled sailboats are permitted on the pond near the fire station; the Board has no objections.

It was mentioned that the pumps on the big pond haven't been running. Gil will investigate.

The next Board Meeting is expected to occur in June. Once scheduled, it will be posted to the website.

With no other business rightfully brought before the Board, the meeting was adjourned at 8:03pm.

Respectfully submitted by:

Melisa Owens, Association Admin
Rockwood Property Management



EAGLE RIDGE

EAGLE RIDGE HOMEOWNERS ASSOCIATION

(A Washington Non-Profit Association)
erhoaboard@gmail.com

February 10th, 2021

City Planner, Tami Palmquist (tpalmaist@sokanecity.org)
City of Spokane
808 W. Spokane Falls Boulevard
Spokane, Washington 99201

Re: Public Hearing of March 11th, 2021
Tangle Ridge Preliminary Long Plat
File No: Z20-039PPLT

Dear Ms. Palmquist:

Please submit the information below as part of the public hearing referenced above. It has been approved for submission by the Eagle Ridge HOA Board on which I am currently President.

As you may know, Eagle Ridge HOA is a Master Planned Community of over 1100 single family homes designed and developed with the help of your office over the last 20 plus years. Now fully controlled by its members, our property completely surrounds the above referenced planned development which is only accessible by driving through our development past our parks, trails and other amenities.

Eagle Ridge HOA is not asserting a position pro or con on the approval of the above project. However due to its location there are several issues which we would appreciate the City consider as conditions to the approval, if any, of the project.

Over the last couple of years our Past President and current Board Member Michael Cressey has had several in person meetings with Whipple Engineering personnel including Ray Kimball, P.E. and owner Todd Whipple about this proposed project. In those discussions Whipple Engineering orally agreed with the following:

1. In light of its location the project would be annexed into the Eagle Ridge HOA with all plots being subject to the Eagle Ridge CC&R's as dues paying members of the Association;

2. Due to the historic use of this undeveloped and forested land by individuals as an area of extensive hiking/horse trails and the most recent use of those trails as a connector between the Eagle Ridge HOA five mile trail systems upper and lower developed trails, the proposed development would avoid cutting off access between those upper and lower paved trails by providing a path between two homes for pedestrians, to be maintained by Eagle Ridge HOA members either as an easement or part of the Eagle Ridge HOA property if annexed.

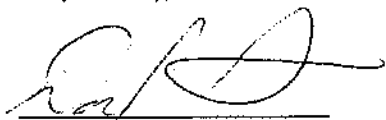
While we recognize that this oral agreement is probably not enforceable in a court of law we are hopeful that Whipple will honor the agreement or the City will make those promises conditions to approval of the project.

The resident/members of the Eagle Ridge HOA pay monthly dues to maintain and provide our extensive trail system, five parks, two outdoor amphitheaters, protected forests and special events each year. A new development, not part of our Association, literally dropped right into the middle of our beautiful community would place additional burden on our shared areas without financial contribution to maintain them. 100% of the traffic to and from this project will pass through our development and past our parks and common area trails. We would also be unable to control the use and appearance of the homes and yards in that development to the Eagle Ridge standards, possibly endangering our property values.

As mentioned above, the development as drawn on the current plan would cut-off access to and from our upper and lower trail system at the southern end. We recognize that those using the area are technically trespassing. But it has been used by our residents and others for decades before the development of Eagle Ridge for hiking and riding without objection. This development will by necessity eliminate half the trees in this now extensive green belt that softens the visual impact of the development on the hillside. If no access is provided for hikers the remaining half of the forested area (which includes our paved trails) will become inaccessible to all living above the cliff without a long jog to the north and permanently eliminate the now beautiful and frequently used loop trail.

Thank you for making sure this information is shared with the ultimate decision makers.

Respectfully,



Daniel Greer
President, Eagle Ridge HOA