

Eagle Ridge 20th Annual Home Owners Association
Minutes
6:00 PM, Thursday, June 23, 2016 – St. John’s Lutheran Church

- I. Roll Call – Introductions** Lori Henriksen – President, Kori Wynne – Vice President, Cindy Mathis – Secretary/Treasurer, Michael Cressey – Resident Board Member, Becky Sechler – Resident Board Member, Al French - ARC Committee. Bill Butler and Eric Lundin– WEB Properties, Inc. and 15 Eagle Ridge Homes were represented (see attendance sheets at www.webpropertiesinc.com).

The new resident Board member Becky Sechler was introduced.

- II. Proof of Notice of Meeting** – Sent June 2nd, 2016.

III. Fire Chief Bobby Williams Update on Fire Station #5:

One firefighter and one paramedic are on site at all times at 115 W. Eagle Ridge Blvd., the former Eagle Ridge Information Center.

Summary of calls since last October:

-149 calls from the local area.

-This station responded to 135 of them.

-This station responded to 100 additional calls outside the local area.

-60% of the calls have been medical emergencies.

-60% of those calls have been life threatening.

-Long term plan is to move into a new facility where land has been purchased, near the intersection on Cheney Spokane Road in 2020.

IV. Reports of Officers

WEB Properties, Inc. reports for Treasurer, presented by Bill Butler. (See attachments A & B at www.webpropertiesinc.com)

Several questions regarding the budget were addressed as follows:

The increase in dues four years ago was initiated to bring dues up to projected cost at build out (turn over) of the community: to cover operational as well as capital expenses which includes fence painting on a four year rotation.

This year, we will paint the East side of Parkridge Blvd.

The 2016 budget is ahead of expectations because it was based on income of only 60 new occupied homes in 2016. Total homes has increased by 60 at the end of May and we might reach a total 100 additional homes in 2016.

The \$600 budget for streets was to remove snow and ice piled up by the City snow plows in front of the mailboxes.

The streets are the responsibility of the City of Spokane. Many residents in attendance felt that the City did a poor job last year of removing snow. Newland and

WEB Properties will continue to distribute these phone numbers to homeowners via mailings and e-mails. All residents are encouraged to call. Board Members and WEB Properties Management team will also continue to make regular calls to City Street Maintenance. A resident suggested that Eagle Ridge Homeowners attend the Neighborhood Council Meetings to get more attention from the City in the winter season.

V. Reports of Committees

Development Update: Lori Henriksen (See attachment C at www.webpropertiesinc.com).

A homeowner discussed traffic out of the South side of Eagle Ridge Blvd. on Parkridge Blvd. and the congestion that is currently being experienced by homeowners. The city required Newland to provide two points of ingress and egress, as well as a number of roads stubbed in to for connection to neighboring land (for future potential development). Newland met all the City requirements and provided ingress/egress connections off of Eagle Ridge Blvd. as the topography allowed.

Lori also spoke about the plans for Forest Ridge Park. With active construction around the park, it is currently closed, and the Grand Opening is set for Saturday, August 13th.

Events Update: Cindy Mathis (See attachment D at www.webpropertiesinc.com).

Events create excitement in the community and increase property values. Many homeowners expressed that the reason they chose Eagle Ridge over the other areas was the due to the activities and events that Newland puts together for the residents of the community.

If you have any suggestions, input, or would like to volunteer help, please email Cindy Mathis at cmathis@newlandco.com.

Architectural Committee: Al French (See attachment E at www.webpropertiesinc.com).

Al commented that if residents are painting their home a different color from the original color; they must contact him to get approval first. He also asked homeowners to encourage their neighbors to contact him before starting a project.

A question was asked concerning vinyl fence material and Al responded that he almost exclusively gets requests for vinyl fences. It is an accepted product (with the exception of white vinyl).

A question about fence setbacks was asked and Al stated that there are standard setbacks. Al reiterated that before starting a project, resident must contact him for approval.

VI. Unfinished/Updated Old Business

Delinquencies

As of May 31, 2016 there is \$88,748.84 in outstanding delinquencies. The Board was presented with a property profile report on three properties that currently owe the HOA \$18,990.16. One additional property owes the HOA \$18,199.71 (the largest delinquency). It is anticipated that we will not collect on this amount, as the home is in foreclosure the Federal Government is in line ahead of the HOA for collection.

After considering the best way to collect on delinquencies, the Board researched the legal options available to the HOA, and the Board determined to proceed with the Money Judgement process. WEB Properties solicited bids from various attorneys. The Board elected to pursue the top 3 delinquent offenders by seeking a money judgment in district court.

The attorney has sent letters to the three homeowners advising them that they need to contact the HOA to make payment arrangements or face a lawsuit. The time for these homeowners to respond has passed, and the attorney has filed suits in district court.

Website Updates

Cedar Road needs improvements to make it a safe for pedestrians to use as a walkway and also in anticipation of increased traffic. We have posted a letter Template on the WEB Properties website. This letter is addressed to the Mayor and City Council and residents are encouraged to download and customized it (or use it as). Residents were reminded that the more residents that contact our City officials, the better the response.

Monthly Budget Comparison

At last year's annual homeowners meeting, those in attendance asked for budget information to be posted on the website. Every month, WEB Properties updates their website with the most current budget comparison report for review.

Spring Street Cleaning

WEB Properties called the City of Spokane consistently throughout April to have street cleaning moved up on the schedule. We believe this contributed to the cleaning of the streets in the community in May. Residents were encouraged to make calls as well. The more calls – the better the response.

Cattails in Pond

Last year, we had the cattails sprayed and cut down in an effort to reduce them in the lower pond. This year the cattails are well in control.

Park Repairs

Last year, homeowners who attended the annual Board meeting requested to have the sport courts at Whispering Pines Park and the Keely Sport Court repaired and resurfaced. They also asked that the Tot Park be remodeled due to ground sinking in areas that affected the trail and sprinkler system. Reserve funds were used to complete these projects in 2015.

Park Trail Signs

The Board requested that signs to be placed in four types of areas: 1) next to the doggie pots, 2) at trail entrances 3) in community parks and 4) no trespassing signs in undeveloped wooded areas. The doggie pot sign installation is nearly completed and the remaining signs will be in place in the near future.

VII. New Business

Fence Staining Rotation for 2016 this year

The East side of Parkridge Blvd. is scheduled to be stained this season. This will include the swale at Eagle Ridge and Parkridge, inside and out, the common area pass throughs, and the pass through from Windstar to Springview.

Anticipated Hot Weather Maintenance Employee Deployment

Last year, we had an exceptionally hot year. This year we hired an irrigation specialist to manage the sprinkler systems. We believe that this has already had a positive effect on the appearance of the community. He has been working on several valve leaks, timer clock problems and a broken circuit line along Parkridge caused by a lightning strike.

Transition Committee Handout (See attachment F at www.webpropertiesinc.com).

A homeowner suggested that part of the communication committee's responsibility would be to interact with the Neighborhood Council group on behalf of the HOA.

Lori stated that Newland and the WEB Properties Management team has started planning the transition early to ensure a smooth turn-over for all.

VIII. Open Forum

A question about the tree pruning at Moran and Shelby was brought up. The homeowners are responsible for trees on their side of the sidewalk; the HOA will prune the trees in the parking strip in common areas. The tree pruning notices will go out late in the summer, as the safe time for tree pruning is during the cool fall season.

A homeowner suggested we send a notice about the cost of picking up dog waste throughout the community in the spring to encourage homeowners to clean up their pet waste. This cost is currently nearly \$2,000.00 per year.

Speeding cars along the major arterials was brought up by the homeowners in attendance. Along the south side of Shelby Ridge, near the intersection with Moran View, there is a school bus stop. In the morning, cars line up along there, creating a dangerous situation because speeding cars approaching Moran cannot see the bus, cars and kids. It was suggested that a call be made to the School district to relocate the bus stop to a more visible location.

Additionally, there is a speed sign hidden along Parkridge for drivers heading South near Whispering Pines Park. Trees need to be pruned to make the sign more visible. An additional sign needs to be placed for traffic heading North along Parkridge Blvd. as well. The WEB Properties Management team will attend to these requests.

Noxious weeds along Eagle Ridge Blvd. were reported by a homeowner. It appears there is some knapweed on Eagle Ridge Blvd. WEB Properties will investigate and have this sprayed.

IX. Adjournment – Meeting adjourned at 8:34 PM.