

Eagle Ridge HOA
Quarterly Board Meeting Minutes
March 21, 2013 ~ 5:00PM

1. Roll Call – Meeting called to Order at 5:00pm.

Lori Henriksen – President, Cindy Mathis – Secretary, Tim Lively – Resident Board Member, Frank Ide - Taylor Engineering, Bill Butler – WEB Properties, Inc., Don Wilhelm - WEB Properties, Inc., Nikki Bardwell - WEB Properties, Inc., Laura Garner – Homeowner, Andy Brown- Homeowner, Betty Gondry - Homeowner, & Tom Barnhart – Homeowner.

2. Approval of October 4, 2012 Minutes and December 10th Special Meeting Minutes.

Cindy Mathis moved to approve the minutes as stated, Tim Lively seconded the motion. The minutes are approved.

3. Guest Speaker- Frank Ide -Taylor Engineers Landscape Architect (9th Addition Landscape Plan)

Frank Ide explained the plans for the landscaping for the Eagle Ridge 9th addition in detail. He described the landscaping as “low maintenance” and “natural.” Lori Henriksen passed out detailed drawings of the plans, (see attached).

4. Financial Update – Bill Butler

Income - WEB Properties, Inc. collected more HOA Dues & Reserve Assessments than budgeted in January & February 2013; this just means that in March we will collect less than we budgeted.

Expenses – The February financial shows that we are about \$4,200.00 over budget but with the replacement of the Shelby Ridge light pole (\$7,000 that we collected from the insurance company in 2012); we are really about \$3,000.00 under budget projections.

Reserve Account – The Reserve Account is at \$39,329.98 as of the end of February. This account is now growing at the suggested rate indicated in the Reserve Assessment Study.

5. Old Business

a. Shelby Ridge light pole

The light pole has now been replaced. It needed to be special ordered from China and took a long time to arrive.

b. Delinquencies (approval of new lien filings)

As of the end of February, Eagle Ridge had \$52,788.00 in delinquencies consisting of 110 homeowners. WEB Properties, Inc. sent statements to everyone that was past due, as well as implemented a new program to encourage homeowners with large delinquencies to pay on their past due amounts. The first step is to send an impending lien notice to the homeowner stating they have 10 days to pay in full or call WEB Properties, Inc. to arrange a payment plan. Most of the homeowners we sent impending lien notices to called and made payment plans. For those who did not, WEB Properties, Inc. filed the lien on their home and sent a copy of the lien with a second demand letter stating to pay or their account would be turned over to the association attorney.

As of today, March 21, 2013, Eagle Ridge has a delinquency of \$43,551 consisting of 76. Of that \$43,551, \$16,432 or 37% consists of 3 homeowners who have been liened. WEB Properties, Inc. asked for and was granted permission from the Board to lien the next 6 largest delinquencies at Eagle Ridge. WEB Properties, Inc. will continue this collection process in the future.

6. New Business

a. Sidewalk snow clearing

This winter, KREM 2 came to Eagle Ridge to report on the lack of snow removal at the bus stops. WEB Properties, Inc. is compiling numbers to present to the Board.

b. Trail closing for construction

WEB Properties, Inc. has posted notices of the trail closure at all the trails and sent out a large mailing with information and restrictions to each of the homeowners. Eagle Ridge & WEB Properties, Inc. has done their due diligence to inform the homeowners of the changes and restrictions.

c. Encroachment Permit request 6610 S Echo Ridge

After reviewing the request that was submitted by the homeowners, the Board rejected their request for a Greenhouse garden plot in the common area.

7. Open Forum

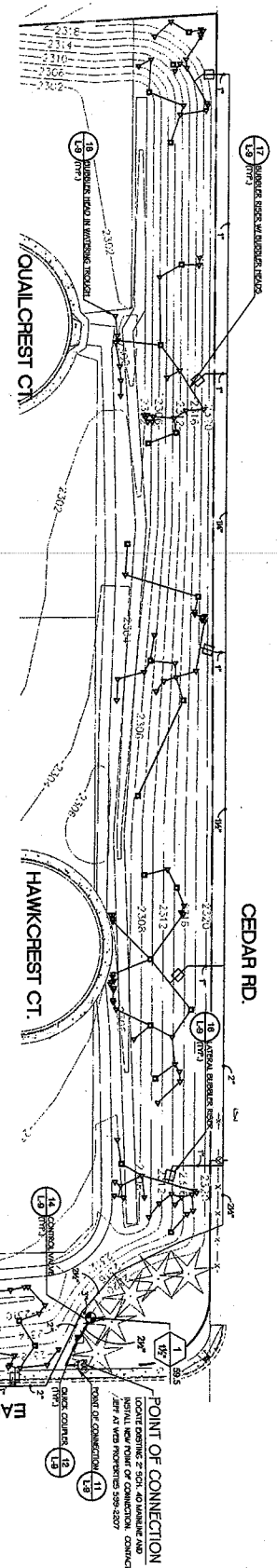
Some homeowners do not keep their dogs on a leash or clean up after their pets. Cindy suggested that they would put a reminder in the newsletter and on the Eagle Ridge website. It was also suggested that if a dog is running loose to call animal control.

Another homeowner asked how they could get a stop sign installed at Copper Ridge & Windstar. Lori explained to the homeowner that that issue is a city matter and said she would take a letter from the homeowner with her when she goes to meet with the city as she does weekly.

A new homeowner voiced his concern about all the trees that are being removed for the new addition. Lori explained that due to the rocky nature of the terrain in the area, most of the trees were un-suited to stay but the ones in good condition were spared when possible.

The issue of a Fire Station needing to be closer to Eagle Ridge was re-visited. WEB Properties, Inc. is going to include a form letter with the next invoices to encourage homeowners to write to the city council on the matter.

8. Meeting Adjourned at 6:27pm.

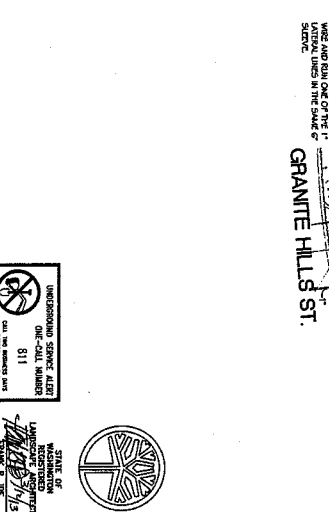


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/DESCRIPTION	SIZE	DETAIL
①	1/2" Polyethylene Pipe	40	SM, LS, #15
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GENERAL IRRIGATION NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF THE CONTRACTOR.
2. VERIFY ALL LOCAL CODES AND ORDINANCES.
3. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO MECHANICAL OPERATIONS.
4. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE DESIGN AND THE INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE DESIGN AND THE INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE DESIGN.
5. MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND TESTING BY THE CONTRACTOR.
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POINT OF CONNECTION
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LANDSCAPE IRRIGATION PLAN - WEST

EAGLE RIDGE - 9TH ADDITION
 SPOKANE, WASHINGTON

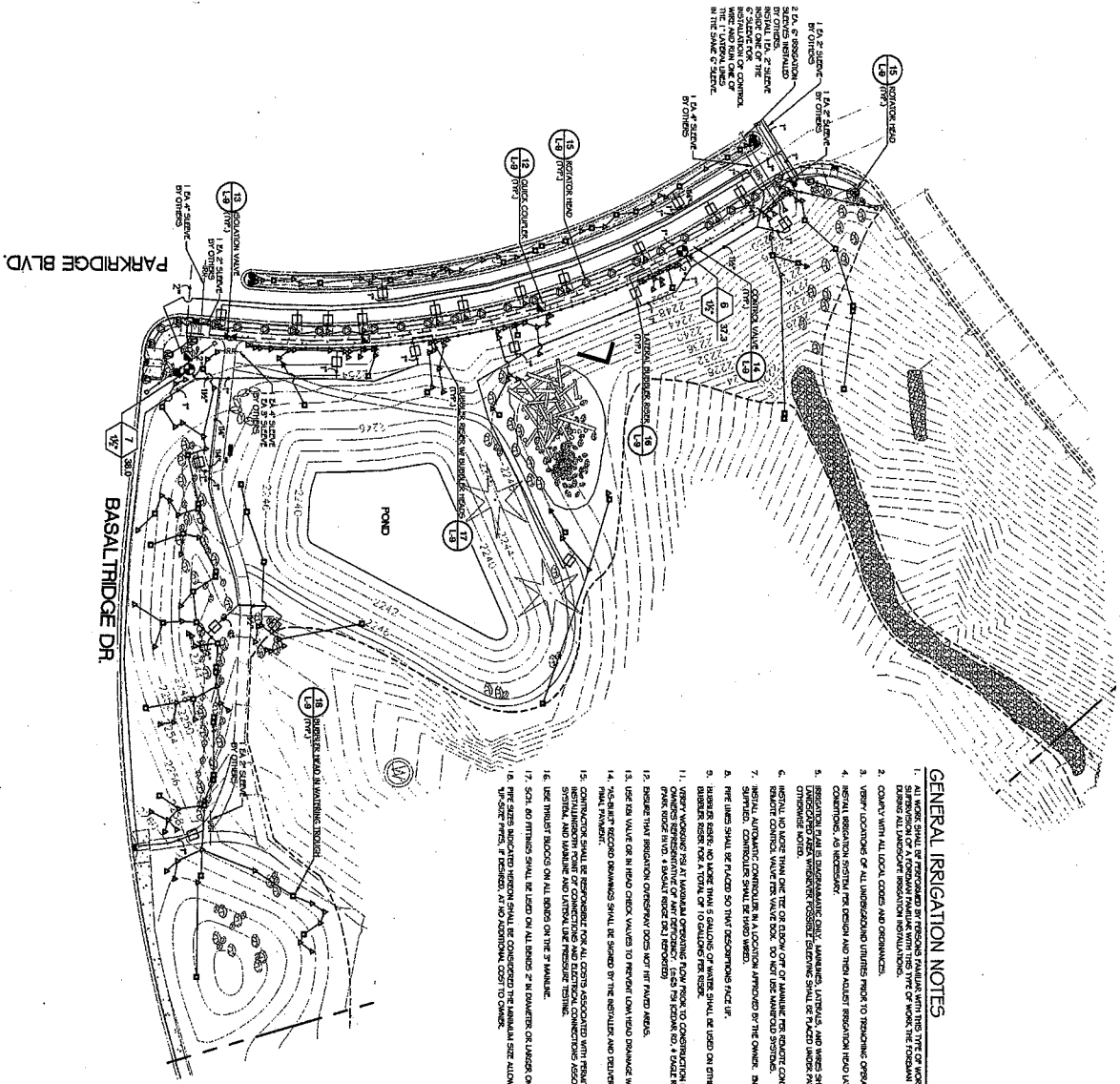
Taylor Landscape Architects

STATE OF WASHINGTON
 LANDSCAPE ARCHITECT
 TAYLOR B. BEE
 CONTRACT NO. 153

UNDESIGNATED SERVICE ALERT
 CALL NUMBER 811
 BEFORE YOU DIG

DATE: 11/01/2015
SCALE: AS SHOWN
PROJECT: EAGLE RIDGE - 9TH ADDITION
DESIGNER: TAYLOR B. BEE
CHECKER: TAYLOR B. BEE

L-6

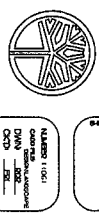


GENERAL IRRIGATION NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A PERSONAL FAMILIAR WITH THIS TYPE OF WORK THE FOREMAN SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORK.
2. COMPLY WITH ALL LOCAL CODES AND ORDINANCES.
3. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO TRENCHING OPERATIONS.
4. INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH THE DESIGN AND THEN ADJUST IRRIGATION HEAD UNIFORM TO THE FIELD CONDITIONS, AS NECESSARY.
5. IRRIGATION SHALL BE AUTOMATICALLY CONTROLLED BY MANUAL, REMOTE, AND WIRELESS METHODS. IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND THEN ADJUST IRRIGATION HEAD UNIFORM TO THE FIELD CONDITIONS, AS NECESSARY.
6. IRRIGATION SHALL NOT BE MORE THAN ONE (1) INCH PER HOUR OF IRRIGATION PER IRRIGATION SYSTEM, UNLESS OTHERWISE NOTED.
7. IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND THEN ADJUST IRRIGATION HEAD UNIFORM TO THE FIELD CONDITIONS, AS NECESSARY.
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11. VERIFY WORKING FOR AT MINIMUM OPERATING FLOW FROM TO CONSTRUCTION OF SYSTEM AND AFTER FLOW STOPPED FOR 4 HOURS (MINIMUM) SHALL BE STOPPED FOR 1 HOUR (MINIMUM) BEFORE RESTARTING.
12. IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND THEN ADJUST IRRIGATION HEAD UNIFORM TO THE FIELD CONDITIONS, AS NECESSARY.
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15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PERMITTING AND INSTALLATION OF CONNECTIONS AND ELECTRICAL CONNECTIONS ASSOCIATED WITH IRRIGATION SYSTEM AND WATERING AND LATERAL LINE PRESSURE TESTING.
16. USE TRAILER BLOCKS ON ALL BODIES ON THE PROJECT.
17. SCAFFOLDING SHALL BE USED ON ALL BODIES 2" DIAMETER OR LARGER ON THE PROJECT.
18. PIPE SIZES INDICATED HEREON SHALL BE CONSIDERED THE MINIMUM SIZE ALLOWED. CONTRACTOR MAY UP-SIZE PIPES, IF DESIRED, AT NO ADDITIONAL COST TO OWNER.

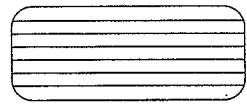
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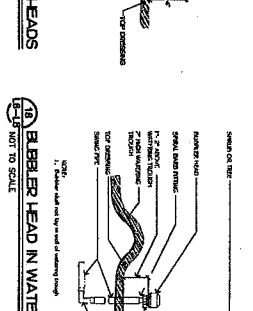
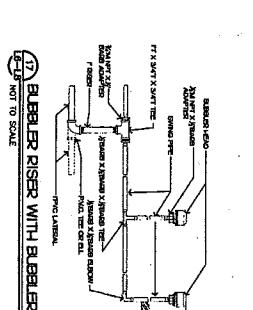
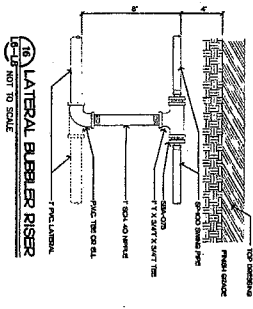
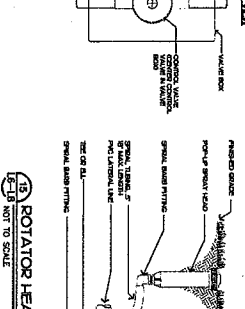
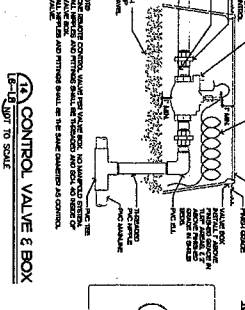
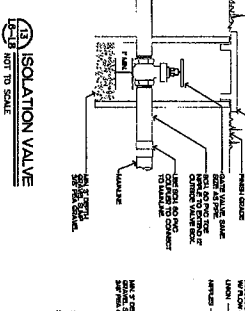
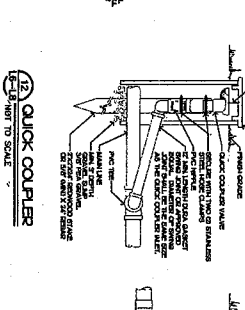
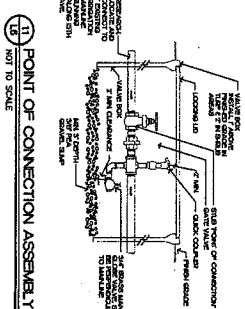
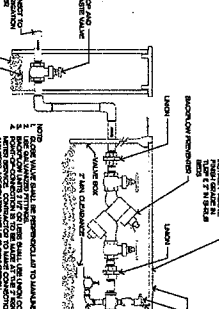
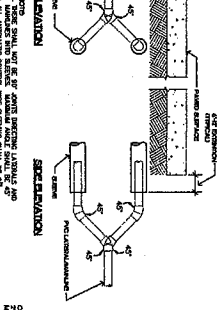
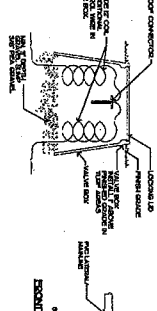
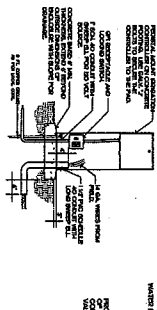
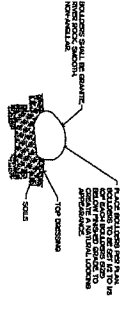
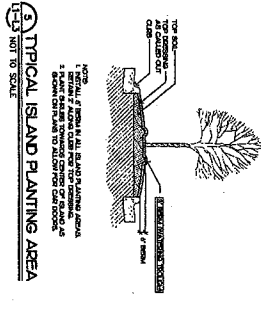
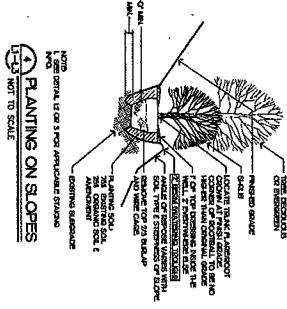
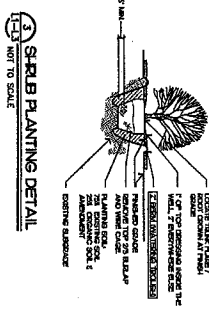
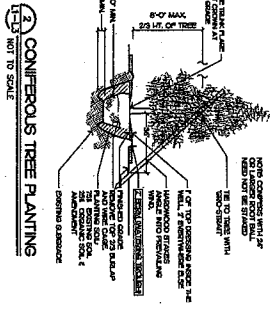
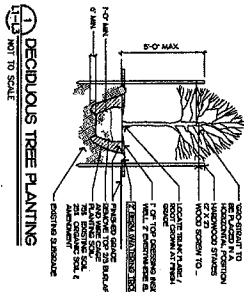
SYMBOL	MANUFACTURER/DESCRIPTION	QTY	DETAIL
①	1" x 1/2" PVC Schedule 40	40	594, L3, #15
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LANDSCAPE IRRIGATION
PLAN - EAST

EAGLE RIDGE - 9TH ADDITION
SPOKANE, WASHINGTON





UNDESIGNED STRUCTURE LITER
ONE-CALL NUMBER
811
CALL THE SERVICES UNIT
BEFORE YOU DIG

STATE OF
WASHINGTON
LANDSCAPE ARCHITECTURE
DPA
NO. 11001
CENTRAL, NO. 513

L-9
SHEET 2 OF 10

LANDSCAPE PLANTING
& IRRIGATION DETAILS

EAGLE RIDGE - 9TH ADDITION
SPOKANE, WASHINGTON

Taylor
Landscape
Architects

