

**Eagle Ridge HOA**  
**Quarterly Board Meeting Minutes**  
**August 15, 2013 ~ 3:00PM**

1. **Roll Call** – Lori Henriksen – President, Cindy Mathis – Secretary, Joanne Pritchard – Homeowner Member, Tim Lively – Homeowner Member, Al French- ARC, Bill Butler, Nikki Bardwell & Andy Butler – WEB Properties, Inc., John Snyder – Spokane City Council Member, Mike Allen – Spokane City Council Member, and 13 Eagle Ridge Homeowners.
2. **Approval of March 21<sup>st</sup>, 2013 Board Meeting Minutes & Approval of the June 13<sup>th</sup>, 2013 Annual Meeting Minutes.** Lori motioned to approve minutes as written & Cindy seconded the motion. The motion passed.
3. **Guest Speakers -**

**Councilman Mike Allen**

Councilman Allen explained that their May Meeting was focused on Medical & Fire Response. To get a Fire Station for the Latah Valley, the budget would need to be increased \$1.2 to \$1.3 Million plus capital. The Latah Valley is in need of both Medical & Fire & the task force established by Councilman Steve Salvatori is looking into the options. As of right now, the Latah Valley is serviced by Stations 4, 9 & 11.

**Assistant Fire Chief Brian Schaeffer**

An Automatic Aid Agreement with Spokane County Fire District 3 (currently a volunteer, non-staffed station) will put Eagle Ridge within the targeted 5 mile insurance border – which could potentially lower our residents' fire insurance rates.

Another alternative is a Federal Grant that will enable the City of Spokane to station an Alternate Response Unit at the Eagle Ridge Information Center prior to December, 2013. As soon as the grant is approved an EMT would be stationed at the Eagle Ridge Information Center & would service the whole Latah Valley.

The ultimate goal to the Spokane Fire Department is to have 16 firefighters at the scene of a fire within 11 minutes. Right now, the city also needs new equipment as some of the trucks are 1977 models.

Lori Henrikson & Time Lively agreed to draft a letter from the Eagle Ridge Community to the City Council to continue forward motion on the progress being made. This letter would serve as a form letter that would be sent out in the homeowner invoice mailings to homeowners who could either sign the letter and forward it to the Council or encourage them to write their own.

Brian agreed to get the above information to Cindy so she could post it on EagleRidgeLife.com.

#### **4. Financial Update – Bill Butler**

In the month of July, we collected \$83,152.58. Year to date, we are \$34,729.26 ahead of budget estimates of \$262,101.00 with a total income collected of \$296,830.26.

For the month of July Total Operating Expenses were \$45,038.77. Year to Date, we are \$10,394.83 over budget estimates of \$182,963.00 with the actual expenses at \$193,357.83. The main reason we are over budget is due to the light pole on Shelby Ridge. We received the money from the insurance claim in 2012 but paid for the light in 2013.

#### **5. Developer Update on 9<sup>th</sup> Addition**

The developer plans on paving the roads in the 9<sup>th</sup> addition next week (the week of August 19<sup>th</sup>). They should be completed with the paving by August 22<sup>nd</sup>. Landscaping should be completed by the first week of October, in time for the Fall Festival. The trail should be open in the next couple of weeks. There is a one year warranty on all the landscaping plants starting in October.

The Boy Scouts will be adding signs to the area after the landscaping is complete.

#### **6. Old Business**

##### **a. Delinquencies (approval of new lien filings)**

Eagle Ridge is down 27% in their delinquencies from this time last year. WEB Properties, Inc. credits this to their new approach at collecting past dues by first sending an “Impending Lien Notice,” second filing the lien & sending the homeowner a final demand letter. If they still have not responded with a payment plan, we then turn the delinquencies over to the Association attorney.

The Board also approved the next 5 highest delinquencies to be lienied.

##### **b. Sidewalks snow clearing**

Residents are required to clear the snow from the sidewalks in front of their homes.

WEB Properties, Inc. is going to look into the square footage of the sidewalks & how much it would cost the homeowners of Eagle Ridge to have the snow removed from the bus stops & sidewalks & to de-ice along Park Ridge Blvd. WEB Properties, Inc. will also look into the cost of just removing snow from the bus stop locations.

Once the Board has a “1 time cost” scenario to work with they will discuss the options.

#### **7. New Business**

##### **a. Bids for needed work and equipment**

Eagle Ridge needs a new snow blower before this winter as our current snow blower has become ineffective due to age & condition. This purchase would cost about \$1,500.00. The Board approved the purchase this year.

The Maintenance Shed area needs water (used to power wash the sewage lift station once per month). The Board would like WEB Properties, Inc. to look into all of the options as just to get water down to the lift station Eagle Ridge would need to pay the City about \$3,500.00 for a new meter & about \$15,000.00 to dig & install the line. Right now we are paying a water truck to bring in water once a month at \$150.00 per trip which equates to \$1,800.00 per year.

Al French suggested buying a water tank and burying it, so we only had to bring in water once or twice a year. WEB will investigate this.

We also need another shed in the Maintenance Area. A metal shed would cost about \$2,000.00 and a shed like we currently have would cost about \$2,500.00 to \$3,800.00. The Board did not think that a metal shed should be considered because it would not follow Eagle Ridge ARC requirements. The Board would like this to be budget this into the 2014 budget.

We also need a “Goat Trimmer” to use to cut down weeds in the common areas. Right now, we are renting them and they have a tendency to break down because they are old & not well taken care of. The Board approved a “Goat Trimmer” to be put into the 2014 Budget.

**b. Reserve Committee**

The Sport Court off of Keely Ct & Crestview St. needs to be resurfaced. This could be a Reserve Account expense. The bids for this project came in at \$6,070.00 to \$10,000.00.

The Sport Court at Whispering Pines also needs to be re-surfaced. The bid for this project projected that the cost would be somewhere around \$23,000.00 as it needs to be completely removed & replaced as it is bulging so bad in some places. Lori wanted to ask a few of their contractors to take a look and get some other opinions and the Board will revisit this issue at the next meeting. Tim motioned for other opinions & Lori seconded the motion.

**8. Open Forum**

The homeowner at 1002 W Osprey Heights Dr has decided to put concrete tree rings around the trees in the common area next to his home. The Board agreed with management that those should be removed or he can submit a “Common Area Use” proposal to the board.

Jeff has found another outbreak of Dwarf Mistletoe. The Mistletoe is mostly on Harley Douglas’ property that shares a property line with Eagle Ridge. WEB Properties, Inc. will attempt to contact Mr. Douglas and if that does not work WEB will contact the DNR and the City of Spokane Arborist if necessary.

The cattails need to be removed from the pond again because they are beginning to choke out the aerators. Last time, it took 3 men, 2 weeks to remove the cattails which

would cost roughly \$3,800.00 to \$4,000.00. We can also get bids for chemicals to kill the cattails but they will still need to be removed after they are dead.

A homeowner brought up the sprinklers on Moran View that are not working well. This is because the trees were planted right on top of the sprinkler lines and the tree roots are choking out the lines. WEB Properties, Inc. will get bid on getting these repaired.

**9. Meeting Adjourned at 4:46pm.**