

**Eagle Ridge HOA**  
**Quarterly Board Meeting Minutes**  
**December 12, 2013 ~ 3:00PM**

1. **Roll Call** – Lori Henriksen – President, Cindy Mathis – Secretary, JoAnne Pritchard – Homeowner Representative, Tim Lively – Homeowner Representative (via phone), Bill Butler, Andy Butler & Nikki Bardwell – WEB Properties, Inc. Staff.
2. **Approval of September 18, 2013 Special Fire Meeting Minutes** – JoAnne motioned to approve, Cindy seconded the motion. Minutes were approved as written.
3. **Financial Update – Bill Butler**
  - a. **Delinquencies**
    - i. **Liens** – Board approved that the lien process be started on the next six highest homeowner delinquencies. WEB Properties, Inc. will also be sending the already liened homes to Attorney Phil Brooke for further action. Bill Butler stated that WEB Properties, Inc. would like to have the delinquencies down to \$30,000.00 by the end of 2014.
  - b. **2014 Budget** – Eagle Ridge will most likely end the year with a \$14,000.00 budget deficit. This is mostly due to unforeseen expenses such as \$915.66 for the 9<sup>th</sup> Addition Mailbox, \$2,934.90 to repair the Sport Ct. Fence, \$1,657.53 to repair the Blvd Street lights after a hit & run accident, \$1,575.06 for a snow blower, & \$1,898.01 to fix the Auburn Crest drainage issue. Newland contributed \$30,000.00 to the Operating fund this year. Bill suggested that the Board consider the purchase of goat & shed out of Reserves & Lori thought the Board should revisit the Reserve Study prior to that decision.
    - i. **Maintenance of the new addition** – Clearwater Summit Group included a one year warranty on the 9<sup>th</sup> addition plants & trees. WEB Properties, Inc. budgeted more money this year to maintain the 9<sup>th</sup> Addition & the new landscaping in the 8<sup>th</sup> Addition that was added later in fall of 2013.
    - ii. **Purchase of Goat Trimmer & Weed Whip**– Additional \$4,000.00 in the Maintenance Budget for 2014. This will be purchased in March.
    - iii. **Purchase of Shed for Maintenance Area** - Additional \$3,500.00 in the Maintenance Budget for 2014. This will be purchased in March.
    - iv. **Removing Cat tails from the Pond** - Additional \$6,000.00 in the Landscaping Budget for 2014. WEB Properties, Inc. will look into the rental of a floating dock to aid in the removal of the cat tails.
4. **Developer Update on 9<sup>th</sup> Addition – Lori Henriksen**
  - a. The 9<sup>th</sup> Addition has been completed in schedule which includes a new pond & a split rail fence. The Boy scouts are creating signs for the trails.

- b. There has been a very positive response to the addition of the new flag pole.
- c. Lori will call Avista to have the street lights turned on, as well.

**5. Old Business**

- a. **Bids for Sport Court & Water to Maintenance Area** – WEB Properties, Inc. will look into pricing & alternative solutions to these ongoing projects over the winter months.

**6. New Business**

- a. **Auburn Crest drainage** – WEB Properties, Inc. contacted Murphy Brothers per Lori's suggestion. Murphy Brothers was able to help us with the project & save Eagle Ridge money in the process. We will have to re-sod a small section of the common area in the spring but the drainage issue has been resolved.

**7. Open Forum**

- a. WEB Properties, Inc. noted that the Eagle Ridge builders maintain their construction sites very well.
- b. Lori thanked & complimented WEB Properties, Inc. on how nice they had the community looking for the spring visitor's tour & the Festival of Homes.
- c. Next Board Meeting will be March 5<sup>th</sup> and Bill Butler promised the Board that his monthly report would be out before the meeting.

**8. Meeting Adjourned – 4:10 pm**