

Eagle Ridge HOA
Quarterly Board Meeting Minutes
April 16, 2015 ~ 3:00PM

Call to Order 3:00pm–

1. **Roll Call** - Lori Henriksen-Board President, Cindy Mathis-Secretary, Joanne Pritchard-Homeowner Representative, Michael Cressey-Homeowner Representative, Bill Butler- President, WEB Properties, Inc., Andy Butler – HOA Manager, WEB Properties, Inc. & 3 Eagle Ridge Homeowners (see sign-in sheet).
2. **Approval of 01/08/2015 Minutes** - Cindy Mathis moved and Joanne Pritchard seconded the motion which received a unanimous approval of the previous meeting minutes.
3. **Financial Update – Bill Butler**
 - a. **Budget Comparisons** - 2015 YTD total income as of 03/31/2015 was \$114,360.49 which is \$683.51 below budgeted estimates of \$115,044.00. 2015 YTD total income as of 03/31/2015 was \$50,062.13, which was \$19,429.87 under budget estimates of \$69,492.00.
 - b. **Account Balances** – As of 03/31/2015 the Operating account had a balance of \$40,839.95, and a Reserve account Balance of \$114,360.49 with both accounts totaling \$199,112.82. Bill then gave an explanation of the Reserve Account, discussing that any money collected from homeowners allocated for the Reserve Account is transferred on a monthly basis and reported to the Board.
4. **New Business**
 - a. **City Purchase and Moving of Information Center** - Lori Henriksen gave a detailed account of the process for the purchase of the information center from the City of Spokane Fire Department in an agreement that is should be finalized after one final city council meeting. Once complete, all homeowners within a five mile radius will receive notice of the additional station. Lori discussed that a new information center had been purchased in Eagle Ridge's 9th addition where they are scheduled to move in on April 28th.
 - b. **10th Addition Blasting Update** – A discussion was held about the ongoing blasting in Eagle Ridge's 10th Addition, Lori Henriksen explained that this work began on March 25th and will be completed ahead of the original schedule on April 17th.
 - c. **Cub Cadet Replacement** – A lengthy discussion was held about replacing the Cub Cadet which was totaled in February. Bill Butler explained an employee was working close to ravine when the ground gave away taking the vehicle and employee over the edge. The employee sustained minor injuries that were taken care of by workmen's comp insurance and the insurance company would provide \$6,194.00 to Eagle Ridge for a replacement. The Board discussed buying a new or used replacement. As a full replacement is scheduled in the Eagle Ridge Reserve Study for 2017, Lori Henriksen motioned, Joann Pritchard seconded and it was unanimously approved that the insurance money and remainder from the Reserve Account be used to purchase another utility vehicle after clarification on new vs. used was reviewed by the

Board. Lori then motioned and Joann seconded and it was unanimously approved that Cindy Mathis would attempt to sell the damaged Cub Cadet on eBay for \$500.00.

- d. Draft Master Letter and Complaints** – With nearly \$86,000.00 in Delinquencies to date, Bill Butler led a discussion of collection efforts through written Attorney correspondence and Liens; costs which are legally allowed to be recouped as opposed to a collection companies fees. It was decided that WEB would take the top three delinquencies and provide the Board with Title Reports at the next Board Meeting. The Board would then discuss whether or not a foreclosure action against the home after a Title examination would be prudent. WEB will do this at no extra charge on a one time basis to determine what they will need to charge for this in the future.
- e. Bench and Fence Staining** – A discussion was held about the bench and fence staining scheduled for the summer of 2015 which is scheduled to take place in July and August. It was decided that the bench at Park Ridge Boulevard would need to be addressed immediately.
- f. 6610 S Shelby Ridge CA Use Request** – Cindy Mathis moved, Joann Pritchard seconded and it was unanimously approved by the Board of Directors that a Common Area Use request for a retaining wall addition be approved so long as the Contractor(s) have Eagle Ridge HOA listed as additionally insured for the project.
- g. Small Claims from Catucci** – Bill Butler explained that Eagle Ridge homeowner Catucci, who carries the largest Eagle Ridge delinquency of nearly \$13,000.00 served him with summons for small claims court, however the summons did not include a reason for the lawsuit of the maximum small claims amount of \$5,000.00. When Bill contacted the homeowner, he explained that he was suing Bill because he didn't agree with the amount of money Owed to Eagle Ridge. Cindy Mathis raised the issue and the Board discussed that the summons only mentioned Bill Butler's name and not Eagle Ridge's so they did not feel any need to be involved.

5. Open Forum

- a.** A question was asked about bus service in Eagle Ridge, to which it was explained that there was not currently enough density or demand in the community.
- b.** A question was asked about community gardens. Lori explained that it may be looked at in the future but was not currently in the Developer's plan.

6. Adjournment – 4:48 p.m.