

Eagle Ridge HOA
Quarterly Board Meeting Talking Points
Thursday, August 17, 2017
3:00PM

1. Roll Call – taken at 3:02pm. Introductions included:

Present:

Lori Henriksen – HOA President
Mike Cressey – Resident Board Member
Cindy Mathis – HOA Secretary
Becky Patnoi – Resident Board Member

Absent:

Kori Wynne – HOA Vice President
Al French – Architectural Committee

Eric Lundin and John Schumaker, WEB Properties, Inc., HOA Management
Sixteen (16) Eagle Ridge Homeowners in attendance (see attendance sheets)

2. Proof of Meeting

A post card was sent in the mail to all residents.

3. Financial Update – WEB Properties, Inc.

- a. **Year to Date Income** - \$407,032.73 Actual, \$386,710.00 Budget, \$20,322.73 Variance
- b. **Year to Date Expenses** - \$290,483.42 Actual, \$268,885.00 Budget, \$21,598.42 Variance
- c. **Year to Date Account Balances** –
 - i. **Operating Account** – \$15,639.43
 - ii. **Reserve Account** - \$264,087.71
 - iii. **Total** - \$279,727.14

Motion from Mike Cressey to approve the transfer of Reserve funds to the Operating account to reimburse expenses. Cindy Mathis seconds the motion. The motion passed unanimously.

d. Delinquencies

- i. **Current Legal Actions** - We received judgement against the owners of 6104 Latah Hills Ct. Unfortunately, they declared bankruptcy and the house is in foreclosure. According to our attorney, we will not collect any funds from them and we have suspended legal action.
- ii. **Upcoming Liens** – There are currently 31 homeowners with more than \$450.00 in outstanding dues.

4. Development update – Lori Henriksen for Newland

Curbing, sidewalk and dry utilities in the 12th Addition will be complete by the end of August. The paving of the Happy Trail is scheduled for September 1st. Once the trail is paved the vegetation, irrigation, and signage will be put in to place. The interconnecting trail between Jasper Drive and Siena Peak Dr. is scheduled to be complete this Fall. Once 12th Addition construction is complete, boulders will be placed at the end of Pheasant Ridge. WEB Properties was provided a map showing the new areas to be added to the maintenance schedule for 2018.

5. Old Business

- a. Water Conservation Project** - An Irrigation Conservation Assessment (not to exceed \$960) from Parametrix was approved on 7/6/17. We anticipate having the findings from this investigation in report form for Board review by the week of 8/21/17. (Proposal attached)

A homeowner asked if there has been any response from homeowners about zeroscape landscaping. Lori Henriksen reported that there hasn't been a lot of inquires at this time.

- b. Top 10 Infraction Review** – We have updated the Top Ten Infraction Review with the CC&R References. Updated document has been attached.

A homeowner asked if there is a way of offering a service to owners that have trees in need trimming and are in violation of the CC&Rs. Eric Lundin reported that due to liability it is not a service that can be provided by WEB Properties. There was a discussion amongst homeowners and the Board about having a vendor attend an HOA event(s) to discuss services. Eric will provide Cindy with a list of contractors who can be used for tree trimming purposes – so she can add it to the EagleRidgeLife.com site. Eric will also add this to the list of key numbers provided to homeowners in their quarterly invoices.

- c. Transition Timeline** – A critical path calendar was drafted and presented by Lori for review and discussion.

The Board discussed the formation of committees to include: events, communication, finance, architectural control and parks and common area. The intention of these committees is to serve as an opportunity for homeowners to become more active members of the community.

A homeowner asked about the function of the new committees verses the role of WEB Properties. The Board discussed the role that WEB Properties plays in the day to day management of the HOA which includes things like the accounting and common area maintenance. The Board was in agreement that the duties of WEB

need to be more clearly defined for the homeowners and it need to be made clear that these roles will remain intact after the transition.

WEB Properties will include a notice about the creation of a Transition Committee with the Annual Meeting notice sent to all homeowners.

Mike Cressey brought up the idea of having a community center built for future Board meetings, Annual meetings, and community events once Newland sells the current home being used. The Board discussed some of the variables that would be involved in maintaining a public center. The topic will be discussed further at future Board meetings.

See attached document for further details about the transition timeline.

- d. Splash Pad Repairs Update** – The increase in water being discharged down the hill next to the splash pad has seriously eroded the hillside. The splash pad has been shut down and a safety fence has been erected until repairs can be performed.

There was a discussion amongst the Board and homeowners about the repairs that will be implemented to help with the drainage issues and fixing the hillside erosion that has resulted from the increase in water.

Lori Henriksen requested to see what the current water flow rate is at the Splash Pad and the history of water usage to determine if the cost of continuing maintenance and operations is too high to keep the splash pad open.

6. New Business

- a. Tree replacement survey** – WEB Properties and Newland conducted a tree survey, and have identified approximately 70 trees that need to be replaced. We are sourcing bids and management has been instructed to fund the project from the reserve study.

WEB Properties will research ways to preserve the health of the trees and prevent harm caused by weed whipping.

- b. Basketball Hoop Enforcement** – The Board has requested that we revisit this issue to ensure all homeowners are being treated fairly and consistently.

Mike Cressey requested that WEB Properties get legal opinion on the interpretation of the CC&R regarding following all city ordinances and the relation to basketball hoops facing the street. As well, more clarification is requested regarding homeowners that received previous approval from the Board.

7. Open Forum

A homeowner asked about drivers speeding around Whispering Pines Park and if there is anything the HOA can do. Lori Henriksen explained that the HOA does not have the authority to ticket or fine speeders. However, if residents observe a speeder, they can take a picture of the license plate and report it to the appropriate authorities. Eric Lundin recommended calling the police and filing a report when noticed.

There was a discussion amongst homeowners about the trees and bushes not being trimmed back enough which creates a safety hazard. WEB Properties will have the trees and bushes trimmed further.

A homeowner asked about street sweeping. Eric Lundin reported that there are three more routes ahead of Eagle Ridge before the City will be able to complete the work.

A homeowner asked about the status of the pathway between Siena Peak and Jasper Dr. Lori Henriksen explained that the path will be completed with the other major landscaping projects Fall 2017.

Multiple homeowners reported late evening door bell ringing, windows being knocked on and incidences of vandalism. Another homeowner stated that there is a neighborhood watch group being formed in an attempt to combat these issues and that there is also a neighborhood resource officer that can be contacted for assistance. A homeowner asked if the HOA has considered hiring a patrol service. The Board discussed past experiences and expenses related to hiring security without any measurable results. Eric noted that he would research the current costs for security drive throughs.

A homeowner reported that there is a dead tree in the common area behind Meadow St that needs to be removed. As well, the homeowner reported experiencing difficulties with receiving communication back from WEB Properties when reporting issues. There was a discussion amongst the Board and multiple homeowners about how the HOA is notified when a home is purchased and general information being sent to the new owners.

A homeowner reported that dog waste is not being picked up. A number of homeowners reported seeing improved results this year as compared to years past with the installation of more waste stations with doggie bags.

A homeowner reported seeing a number of homes that are not taking care of the weeds in the yard and ornamental beds. The Board and management shared that there is a routine community drive through every week to note homes in violation of the CC&Rs. If residents see violations, they can contact WEB to find out if the home has been cited for violation. Often the violators have received the notices and are being fined for the violation.

A homeowner reported that they are experiencing water erosion from a neighbor's property. The Board and management will review the situation to determine if a remedy is needed.

A homeowner asked about sidewalks being broken by the contractors and who is responsible for repair. Lori Henriksen stated that if a contractor can be identified for breaking a sidewalk, this should be reported to Lori in the Development office, so she can follow up with the offending contractor.

A homeowner asked about the weeds and grass around the upper pond. Mike Cressey reported that the maintenance crew had done a lot of work recently to clean up the pond and trail.

Cindy Mathis received an email from homeowner asking if a Pickle ball net can be put in at the sport courts. Lori Henriksen recommended that private nets can be put up as residents use the court to play. However – supplying and checking nets in and out is not something that the HOA is set up to manage.

8. **Adjournment**

The meeting adjourned at 5:40pm