

**Eagle Ridge HOA
Quarterly Board Meeting Talking Points
Thursday, February 15, 2018
3:00 PM St. John's Lutheran Church**

1. Roll Call – Was taken at 3:00 PM. Introductions included:

**Lori Henriksen – HOA President
Mike Cressey – Resident Board Member
Ralph Heaton – Resident Board Member
Cindy Mathis – HOA Secretary
Al French – Architectural Committee
Bill Butler and Eric Lundin of WEB Properties, Inc., HOA Management**

2. Proof of Meeting – Was presented for the audience, and is included in the Exhibits Package at www.webpropertiesinc.com/eagle_ridge.php along with all other documents presented at the meeting.

3. Financial Update – WEB Properties, Inc.

a. 2017 Year End Financial Report

- i. Income for the end of fiscal year 2017 was \$46,296.18 above budget. This was due to delinquency collections, and additional houses contributing dues.**
- ii. Expenses finished \$90,673.07 above budget due to several unanticipated repair projects, above average snowfall, and higher than anticipated payroll.**
- iii. Account Balances –**
 - 1. Operating Account - \$9,564.52**
 - 2. Reserve Account – \$208,194.93**
 - 3. Total - \$217,759.45**

b. 2018 Financial Report Through 1/31/2018

- i. Income through January 31st was \$12,266.00 above budget. This is mainly due to prepays, which totaled \$14,538.20 in January alone.**
- ii. Expenses through January 31st are \$11,786.00 below budget. Payroll was below budget by \$9,715.00 because of the light snow fall in January.**
- iii. Operating Account - \$93,838.04**
- iv. Reserve Account - \$222,251.54**
- v. Total - \$316,089.58**

c. Delinquencies –

- i. In November of 2017, we sent 34 impending lien notifications to homeowners whose accounts were in arrears more than two**

quarters worth of dues. At the time, these accounts totaled \$44,164.53 in delinquencies. From this mailing, 23 homeowners contacted us and either made full payment, made payment arrangements, or negotiated a settlement with the Board. The HOA has since collected \$12,419.45 in back dues, fees, and interest from these 23 homeowners. Eleven homeowners have not responded yet, and we are asking the Board for permission to file eleven liens at a cost of \$1,375.00, which will be added to the homeowners ledgers. The total outstanding balance for the 11 properties is \$22,569.51. The properties and their outstanding balances are on the talking points distributed to the Board.

	Address	Balance
1.	710 W Birchbend Dr	\$991.53
2.	6210 S. Brookhaven St	\$785.19
3.	6213 S. Brookhaven St	\$2,175.09
4.	6311 S. Brookhaven St	\$1,194.94
5.	6606 S. Echo Ridge St	\$991.53
6.	7115 S Moran View St	\$1,953.77
7.	1006 W Osprey Heights Dr	\$2,065.41
8.	5702 S. Ravencrest Dr.	\$1,087.36
9.	7214 S Shelby Ridge	\$5,966.13
10.	5805 S Windstar St	\$4,428.72
11.	5808 S Windstar St	\$929.84

After review and discussion, Lori motioned to file the liens against the 11 properties above. Ralph seconded the motion, there were four yes votes, and one no vote from Mr. Cressey.

4. Development update – Lori Henriksen for Newland

- a. **Potential Expansion Update – Lori Henriksen clarified that Newland does not currently have the property in question under contract nor have they submitted the required application to the City of Spokane yet. The Public meeting that was held on 2/8/18 was a City-required forum that allows the Engineer representing Newland to inform the public (including residents of Eagle Ridge) of the City Application Process and the proposed project. In her outline, Lori explained that this land is currently zoned Single-Family Residential per the Spokane Municipal Code – which calls for between 450-1050 homes on a parcel of this size. Newland is working with the City to get these requirements reduced and is proposing to build approximately 240 homes. Further, she explained the process that a developer must go through prior to getting City approval of a project of this magnitude. An abbreviated list of these administrative requirements by the City, State and associated agencies was distributed to assist residents in better understanding the application process. This presentation is posted on the HOA website at www.webpropertiesinc.com/eagle_ridge.php as “Potential Expansion Update.”**

5. Old Business

- a. Tree Replacement Bids – WEB Properties has received three bids for the tree replacement project. Jammin landscapes was the lowest at \$35,000.00, but it does not include the larger tree replacement on Eagle Ridge Blvd. Riverview landscape provided a bid at \$65,000.00 that does include the large trees. Clearwater provided a bid at \$99,008.00, and let us know that they would be able to replace the trees sporadically throughout the spring and the summer. The Board asked for WEB to clarify the tree warranty with Jammin’ and ask for them to provide the large trees along Eagle Ridge Blvd. for free.**
- b. Splash Pad Repairs – WEB properties is working on some bid numbers and a plan to present to the Board. We expect to have more information soon, and will send it to the Board once complete.**
- c. Basketball Hoop Enforcement – In late 2017, the HOA hired Nick Berg to provide his opinion on several issues regarding basketball hoop enforcement. While his explanations seem to uphold our enforcement positions, his conclusions are “probably” and “I don’t think” to two of our questions. Additionally, with respect to the issue of the Board “grandfathering,” or allowing a member to continue to use a hoop that had previously been given permission by the Board, he feels that we cannot rescind the exemption, but give notice to homeowners that going forward, the restriction will be reinstated at a certain time in the future. The Board affirmed basketball hoop enforcement going forward, and requested information on the grandfathering of hoops facing the street from WEB Properties before setting a date to rescind the exemption.**
- d. Asphalt Crack Seal & Seal Coat Update – We sent the project to crack fill and seal coat the trails and fire lanes out to several vendors for bid last fall, and we had four vendors work with us. Of these, one visited last week and declined the project, and another missed the deadline for the Board meeting, but has asked for an extension into next week. Arrow concrete bid the project as a parking lot without a site visit. We have scheduled an onsite visit with the vendor next week to be sure they understand the scope of work as their bid price was half of the price from C&H.**

6. New Business

- a. Plaque for Dale Peringer – A longtime resident who has contributed to the lives of his neighbors and the community has passed. Cindy motioned to memorialize his memory with a plaque for a bench at Eagle Ridge. Mike seconded the motion, which was unanimously carried.**
- b. Transition Committees; Scope of work and time requirements– We want to have an open discussion of the guidelines that the committee use when they meet, and what the time expectations might be like for each committee.**
 - i. Communications & Internet**

- ii. Finance & Reserve**
- iii. Architectural Review**
- iv. Community Events**
- v. Landscape**

Several ideas on how to proceed were evaluated, and it was decided that the committee chairs schedule a meeting in March, and then another meeting will be called with all volunteers. Eric will reach out to Drew Henry to begin planning for the meeting.

- c. Clearwater Landscape bid Review – The 2018 landscape bid is the same price as the 2017 landscape contract. Management recommends approving the bid. Mike motioned that we accept the bid, Ralph seconded the motion, and it was carried unanimously.**
 - d. Portal Engagement Review – Across our portfolio, we currently have 79% of our residents engaged in the portal process. Eagle Ridge is ahead of the pace at 81%.**
- 7. Open Forum – A homeowner asked for clarification of the basketball hoop rules & regulations. Mike explained that the HOA has two covenants pertaining to the hoops. First, all homeowners must comply with City laws, and basketball hoops are prohibited from blocking the public right of way per City Code 12.02.0737. Second, Amendment two to the CC&R's prohibits them from facing the street or sidewalk. Most importantly, it is the responsibility of the Board to promote the safety of its homeowners, and playing basketball in the street presents several safety concerns.**
- 8. Adjournment was at 5:10 PM**