

8/17/17 HOA Board Meeting Development Update

- **Construction of Eagle Ridge 12th Addition 84 lots commenced 3/10/17 as planned (see Future Neighborhood on attached map)**
 - YTD: ACI completed construction of all water, sewer and storm services. Paving of streets was completed on 8/2/17. Curb and sidewalk are 75% complete and will be fully complete once the franchise utility teams have wrapped up the power, C-link and Comcast installation – which is targeted for the end of August.
 - The 12th Addition Plat was submitted to the City of Spokane on 5/3/17 and it is anticipated to record the week of 8/21/17.
 - ACI is scheduled to pave the Happy Trail system the week of 8/21/17.
 - ACI will also pave the graveled piece of the main trail system linking Shelby Ridge to Basalt Ridge at this time.

We are on target to make following critical milestone dates:

- 1) 8/25/17: Plat recorded,
- 2) 8/25/17: Substantial lot completion,
- 3) 9/22/17: Final completion of 84 lots,
- 4) 9/30/17: Completion of Happy Trail,
- 5) 10/1/17: Grand Opening of 12th Addition Neighborhood
- **Design of the paved Happy Trail amenity was completed 4/26/17**
 - We contracted with the Clearwater Summit Group on 8/1/17 to install the irrigation, landscape vegetation, benches and outdoor artwork features of the Happy Trail.
 - Trail construction (**conceptual plan attached**).
 - Work is projected to commence the week of 8/21/17 after the trail system is paved
 - Confirmation of the 10/1/17 amenity completion date has been confirmed
- **Miscellaneous**
 - **Landscaping of “Tract B” (the pathway connecting Jasper and Siena Peak) in 11th Addition** will be completed by Clearwater Summit Group during the months of August and September, in conjunction of the construction the Happy Trail.
 - **Boulders will be placed at the Dead End of Pheasant Ridge** once boulder placement required for landscaping of 12th Addition common area is complete.
 - **Erosion control silt fencing located in areas of 10th and 11th Additions** is scheduled to be removed upon the completion of 12th Addition Construction.

NOTE: Areas to be added for HOA maintenance as of October+ 2017 are listed below and a location map is attached.

- **Tract B inter-connecting pathway**
- **Happy Trail system**
- **Final 2 Mailbox CBU pads**