

**Eagle Ridge Annual Home Owners Association Meeting  
6:00 Tuesday, June 15<sup>th</sup> – St. John’s Lutheran Church**

**I. Roll Call – Introductions**

HOA Board President/Treasurer, Lori Henriksen  
 HOA Board Vice President, Kori Labsch (*not present*)  
 HOA Board Secretary, Kasey Schmidt  
 HOA Board Homeowner Representative, Tim Lively  
 HOA Board Homeowner Representative, Joann Pritchard  
 Architectural Committee Chairman, Al French  
 WEB Properties President, Bill Butler  
 WEB Properties Administrative Assistant, Lauri Liptac

*The 38 attending residents introduced themselves.*

**II. Proof of Notice of Meeting**

The Spring 2010 quarterly newsletter had the meeting notice and agenda presented, meeting notice signs were posted on the Eagle Ridge Blvd, notice was sent out with last quarter’s dues and notice was posted on [www.eagleridgelife.com](http://www.eagleridgelife.com).

**III. Reading of Minutes from Previous Meeting**

Copies of the 2009 Annual HOA Meeting minutes we made available.

**IV. Reports of Officers**

**WEB Properties-Bill Butler- reports for Treasurer, Lori Henriksen**

***Delinquencies***

This month there is \$26,709.62 in Outstanding Homeowner Dues, Late Fees, Interest and CC&R Violations. Of the \$26,709.62, \$15,474.21 is a current lien amount. \$5,985.67 of the total amount belongs to Frank Catucci and the remaining sub-balances are listed in the following chart:

<b>Date</b>	<b>Outstanding Fees</b>	<b>Current</b>	<b>Last Payment</b>
05/31/10	Catucci – 6415 S. Latah Hills Ct	\$5,985.67	12/19/06
05/31/10	Dykman – 7218 S. Shelby Ridge	\$4,765.67	9/30/06
05/31/10	Lisbonbee – 6611 S. Springview St	\$3,253.39	6/11/07
05/31/10	Sowell – 408 W. Trailridge Ct	\$2,091.06	10/23/08
05/31/10	DeForge - 7030 S. Crest View (new homeowner)	\$1,068.96	N/A
05/31/10	Gethers – 6201 S. Brookhaven St.	\$617.72	2/17/09
05/31/10	Becker – 5702 S. Laurel Crest Ct.	\$457.67	11/17/08
05/31/10	Crews – 6614 S. Creekstone St.	\$413.96	4/06/09
05/31/10	Winters – 6612 S. Baymont St.	\$413.96	6/26/09
05/31/10	Rebstock – 6606 S. Echo Ridge St.	\$382.14	8/13/09
05/31/10	Rice – 1031 W. Tapestry Dr.	\$360.82	3/30/10
05/31/10	10- HO owe between \$180-\$360	\$2,453.84	6 - 12 months delinquent
05/31/10	13- HO owe between \$90-\$180	\$2,053.67	3 - 6 months delinquent
05/31/10	40 - HO owe between \$0-\$90	\$2,391.09	0 - 3 months delinquent

There is no carryover for 2010 because we saved on payroll and landscaping with Jeff on staff. The deficit from the prior year was covered with the savings. As of now, we are up \$10,000 in expenses due to the previous winter but most likely will not hit that number. Reasons for the savings are also due to fertilizations being cut down from 4 times a year to twice a year and lawn mowing reduced to five times a year. Bill Butler addressed the letter from Frank Catucci re: lien status on 6415 S. Latah Hills Court and will not accept the offer from Mr. Catucci due to lack of communication and excessive fines.

**Liens**

<b>Original Lien Date</b>	<b>Name</b>	<b>Current Lien Amount</b>	<b>Current Balance</b>	<b>Re-Liened</b>
05/19/2008	Frank Catucci	\$4,156.40	\$5,985.67	09/28/09
05/19/2008	Reid Dykman	\$3,411.42	\$4,765.67	02/26/10
12/23/2008	Michael & Cori Lisbonbee	\$2,335.55	\$3,253.39	02/26/10
06/19/2009	Kevin & Sarah Ereaux	\$828.14	\$9.77	
03/19/2009	6914 S Moran View (sold this month)	\$1,547.28	\$0.00	02/26/10
06/19/2009	John & Tatyana Sowell	\$1,397.28	\$2,091.06	02/26/10
09/28/2009	Benny & Andrea Terry – (New Owner Jeremy DeForge)	\$313.00	\$1,068.96	
02/26/2010	John & Marcia Marshall	\$591.28	\$243.78	
02/26/2010	Eric & Lisa Gethers	\$454.09	\$617.72	
02/26/2010	Grant Rice	\$439.77	\$360.82	

**2009 Budget to Actual Comparison Report**

**Eagle Ridge Homeowner's Association  
2009 Budget to Actual  
Comparison Report**

	<b>Actual 2009</b>	<b>Budgeted 2009</b>	<b>Variance</b>
<b>Income</b>	208,592	196,381	\$12,211
<b>Operating Expenses</b>			
Maintenance	6,819	4,110	\$2,709
Landscaping	95,036	84,445	\$10,591
Streets/Walkways	2,447	9,900	(\$7,453)
Fire Safety & Security	160	0	\$160
Janitorial	0	0	\$0
Utilities	52,062	46,260	\$5,802
Payroll Taxes	5,578	4,722	\$856
Taxes & Licenses	262	700	(\$438)
Payroll	38,507	44,080	(\$5,573)

Newsletter & Signage	191	4,800	(\$4,609)
Administrative	40,165	39,740	\$425
Insurance	3,723	5,520	(\$1,798)
Office Expenses	4,846	7,240	(\$2,394)
Financial Expenses	531	0	\$531
<b>Total Expenses</b>	<b>250,326</b>	<b>251,517</b>	<b>(\$1,191)</b>
Developer Improvements	0	0	\$0
Cash Flow	(41,734)	(55,136)	\$13,402
Developer Contribution	75,253	38,000	\$37,253

*Projected 2010 vs. 2009 Actuals Comparison Report*

**Eagle Ridge Homeowner's Association  
Projected 2010 vs. 2009 Actuals  
Comparison Report**

	<b>Budgeted 2010</b>	<b>Actual 2009</b>	<b>Variance</b>
<b>Income</b>	205,560	208,592	(3,032)
<b>Operating Expenses</b>			
Maintenance	8,060	6,819	(1,241)
Landscaping	86,595	95,036	8,441
Streets/Walkways	9,900	2,447	(7,453)
Fire Safety & Security	0	160	160
Janitorial	0	0	0
Utilities	50,040	52,062	2,022
Payroll Taxes	5,305	5,578	273
Taxes & Licenses	700	262	(438)
Payroll	49,440	38,507	(10,933)
Newsletter & Signage	400	191	(209)
Administrative	41,000	40,165	(835)
Insurance	5,520	3,723	(1,798)
Office Expenses	4,040	4,846	806
Financial Expenses	0	531	531
<b>Total Expenses</b>	<b>261,000</b>	<b>250,326</b>	<b>(10,674)</b>
Developer Improvements		0	0
Cash Flow	(55,440)	(41,734)	(13,706)

**V. Reports of Committees**

**Architectural Committee: Al French**

As we enter the summer time there are many homeowners that are looking to build new fences. Just want to remind individuals that, per the Design Guidelines, these new structures need to be approved by the Design Review Committee prior to construction. We are also getting requests for new swimming pool structures and deck expansions. These also need to be reviewed and approved prior to construction. Sheds need to be placed so that they are not visible from the street when possible and are required to match the main house in style and color. The plastic sheds are ready made and convenient but still need to meet the guidelines regarding color and style.

I have also received inquiries regarding the approval process for landscaping plans and features . There is not requirement that landscaping plans be reviewed prior to construction unless the plan includes structural elements or features that will be located on the property lines. Structural elements would include retaining walls higher than 14 feet from grade, gazebo's, swimming pools and pool houses.

I hope that you have a great summer season and please let me know if there is anything additional that you require.

Sincerely,

Al French,  
Architect

#### **Development Update: Lori Henriksen**

- **Eagle Ridge 8<sup>th</sup> Addition:** Major infrastructure was completed on 191 lots in September of 2007 with 32 lots completed for Condron Homes and 20 lots completed and are for through Paras Homes. Of the remaining 141 lots – 22 were completed in June 2010 for the new Morse Western Home product.
- **NEW HOME PRODUCT:** **Two new lines of single-level living have arrived in our Eagle Ridge community.** Morse Western Homes is now offering a new *Simply Living* home product – on Osprey Heights– designed with down-sizing empty-nesters and easy low-maintenance in mind. Condron Homes has added a new *Bungalow* home product in their Ravenscrest neighborhood. (If you are interested in more details – you can contact the site sales team for more information).
- **Landscape and Fencing:** Minor entry landscaping for the new Morse Western neighborhood is scheduled for July, 2010.
- **Water system:**  
*3<sup>rd</sup> Water Tank* - Taylor Engineers completed the pre-design for the South Side water tank and received the City's approval to move forward. These plans will be shelved until southside demand is within 18 months out. This 3<sup>rd</sup> and final tank will service approximately 311 lots on the south side of Eagle Ridge Blvd.
- **South Side:** Preliminary design of 311 lots for construction on the South Side of Eagle Ridge Blvd. have been completed and shelved. Final design will take place as market demands. One small sub-south neighborhood of approximately 33 entry-level

product lots is currently undergoing City review. Construction of these lots is slated for late 1Q2011.

**NEW 2010 Miracle Home in Morse Western 8<sup>th</sup> Addition:** Construction of our 3<sup>rd</sup> Miracle Home – the sale proceeds of which will benefit Children’s Miracle Network (serving our local Children’s facilities) is underway in the new Morse Western neighborhood. It is being built by Phil Folyer, President of Morse Western Homes, and is targeting a mid August completion date. It will be the featured home in the SHBA Fall Festival of Homes.

### **Upcoming Events:**

**Launch for Eagle Ridge Resident Website: [EagleRidgeLife.com](http://EagleRidgeLife.com) last March...**

**NOTE: All events are *sponsored by and paid for by Newland Communities***

- **Friday, June 18<sup>th</sup> – Outdoor Movies fire up at the Whispering Pines Park Kick off.**  
Family Night – UP – sponsored by Elite Salon, popcorn & pop.
- **Friday, July 9<sup>th</sup> – Family Night – Wall-E – sponsored by Bekins Northwest, pizza & pop.**
- **Friday/Saturday, July 9<sup>th</sup>-10<sup>th</sup> – Recycling event in the park prior to the movie event.**
- **Saturday/Sunday, July 10<sup>th</sup> –11<sup>th</sup> - Variety Market:** Vendors, antiques, fresh produce, live music, ice cream, entertainment and good old-fashion fun will be hosted at our ***Latah Creek Shopping Complex.***
- **Friday, July 23<sup>rd</sup> – Teen Night – New Moon – sponsored by XX, popcorn & pop**
- **Friday, August 6<sup>th</sup> – Family Night – Marley & Me – sponsored by XX, popcorn & pop**
- **Friday, August 20<sup>th</sup> – Family Night – Avatar – sponsored by XX, hotdogs & pop, icecream**
- **Friday, September 10<sup>th</sup> – Couples Night – TBD – sponsored by Latah Bistro, appetizers & beer/wine.**

- **Fri/Sat/Sun Sept. 24<sup>th</sup>, 25<sup>th</sup>, 26<sup>th</sup> and Oct. 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup>:** Featured Homes in the SHBA Fall Festival of Homes
- **Sunday, Oct. 31: Kid's Pre-Trick or Treat Halloween Party**

#### **VI. Event Signs Posted for Residents**

- Took this suggestion from last year's meeting and ordered HOA meeting signs for this year's meeting. Signs were placed on boulevard throughout community to notify residents of the Annual meeting.

#### **VII. Resident Website**

- Launched in March 2010, with a tutorial event held at St. John's Lutheran Church.
- Currently have 264 registered guests on website. Sending out bi-monthly updates to email group notifying them of upcoming events and changes in Eagle Ridge.

#### **VIII. Foreclosed Homes in Eagle Ridge**

- There were nine foreclosed homes in Eagle Ridge in 2009. Four of those have sold and liens have been paid
- Bill Butler reported that he was only aware of one abandoned home where the lender was not acting on payments or upkeep.

#### **IX. Requests for access to common areas (for drive through)**

- WEB will work with those who request yard access through a common area.
- Bill Butler noted that if you are adjacent to a common area, a letter will be added to the homeowner's title that explains the possibility of encroachment on common areas.

#### **X. Illegal "For Sale" Signs**

- Signs will be taken down within a 24-hour period and brought back to the Information Center.

#### **XI. New Business**

- Sagewood Common Area Re-Seeding
- The first seed planting did not take and there is a re-seeding planned when the weeds are gone.
- Replacement Trees
- There are four trees to report that will be replaced in the Eagle Ridge Community. Residents are encouraged to contact WEB or Eagle Ridge if they see a tree in dying.
- Paint-ball Area Clean Up.
- WEB contracted a forestry company to help clean up the paint ball areas that have forts and fires built out of debris. We have 3-4 fires in Eagle Ridge last year because of unattended fires and forts. ½ an acre was already cleaned up behind Woodland and Vale court. The entire process will be a 3 to 4 year process. Bill

Butler is hoping to get funding from a Department of Natural Resources grant program that would pay up to  $\frac{3}{4}$  of the cost.

### **Bench in Memory of Sean Stanelum**

Another resident had suggested that we dedicate a bench in memory of Sean Stanelum. This bench will be at Echo & Moran View and was approved by the HOA board.

### **Other Business**

- Six additional dogi-pots were added to the trails and we have noticed a significant decrease in dog mess. It cost an additional \$1000 to clean up dog mess on trails from this winter.
- WEB Properties may suggest buying an additional pump to cut down on overflows in the waterfalls caused by individuals putting soap and other substances into the waterfalls.
- Residents have noticed a police car sitting at the bottom of Eagle Ridge Boulevard more frequently stopping speeding cars.
- Residents would like to discuss the timing of the quarterly HOA board meetings and suggest they are moved to earlier or later in the day so they are more likely to attend. This will be reviewed by the board.
- Plowing of trails by residents in the winter will be discussed at the next board meeting.

## **XII. Adjournment**

Meeting was adjourned at 8:45 pm