

# **Eagle Ridge HOA Board Meeting**

## **March 17, 2009**

**Attendance:** Al French (Architectural Review), Bill Butler (WEB Properties), Joann Pritchard (Eagle Ridge Home owner representative), Lori Henriksen (Newland Communities), Cassie Flaherty (Newland Communities), Kori Labsch (Newland Communities-by phone), Jim Sipes (Homeowner), Lynn & Fred Alloway (Homeowners) and Maureen & Tony Niemczyk (Homeowners).

Introductions occurred and the minutes from 12/16/2008 meeting were approved.

### **1. Financial Update:**

- Releined 7 residents – as approved at the last meeting.
- Going to relein 2 more homeowners because of the possibility of foreclosure.
- In the past WEB added interest to those dues that were leined. 68 letters were charged \$5 plus interest- 14 of those called and responded and paid to get their dues caught up.
- \$20,000 invoiced to Newland Communities for the outstanding dues.
- Minutes and budget will be posted on WEB Properties website.

### **2. Old Business**

#### **a. Burrs**

- Letter sent December 24<sup>th</sup>
- In January The Burr's wanted a break down of the penalties, fines and interest on their account
- They have started paying on the account; however WEB has not talked to them since January.

#### **b. Liens**

- The Catucci's wanted fines and interest waived from their account. WEB told them to write a letter to the board and then the board will make a decision.
- Catucci states that they never paid because they were unhappy with the upkeep of the swale below their property (corner of Eagle Ridge Blvd and Shelby Ridge). However there is no record of him ever relaying or discussing this issue with WEB.

#### **c. Landscape**

- Common area swale on Laurel Crest will be completed (fenced) once the surrounding homes are constructed.

#### **d. Backyard Landscape Guidelines**

- Lori would like to see a map designating the view corridors impacted by the new guidelines.
- Samples of vegetation that can be used should be available in the guidelines or shown on a website where they are available

- The guidelines need to state that they are subject to ACC approval
- Al will put together a sample landscape design
- Create an article for the summer newsletter to go out with the idea and stating that new guidelines will be will go into effect in August and the enforcement will begin in 2010

**e. PO Mail Box Notice**

- WEB received a notice stating that the mail carrier was unhappy with (and wanted replacements for) mailboxes in Eagle Ridge PH1, noting insufficient weather proofing as the reason.
- Bill checked the CBU's in questions and found that they actually had better water-proof seals than the new CBU boxes.
- Bill wrote the postmaster stating that we will not replace them at this time, but if the post office would like to replace them they may.

**3. New Business**

**a. Community Intranet**

- Lori introduced the possibility of a community intranet in the summer of 2009.
- PROS: Reduce costs and completely updated daily, weekly or monthly information to residents
- Bill's concern is that people do not check websites daily, but if there was an option for an email update then people will know what is going on daily, weekly or monthly.
- Common concerns can be put on the website as needed.
- Lori will provide details at the May meeting for discussion.

**b. Community Concerns**

- **Rain Gauges:**
  - \$180/gauge and we have 125 stations
  - Board voted to pick one area- ER Blvd- to test the effectiveness
- **Mowing:**
  - Mowing will begin first week in May and stop second week in October
- **Dogs Issues:**
  - WEB will do a spring clean up of dog debris in common areas and sidewalks that are maintained by WEB.
  - Non-leashed dogs need to be called into SpokAnimal
  - A Dog Park was researched and did not turn out to be a good fit for the neighborhood
- **Due Increase:**
  - Bill will research future costs/reserve needs and provide information for future discussion

**Next HOA Board Meeting is scheduled for Tuesday, May 19 at 3:00 PM.**

**We also scheduled the annual spring drive through for 10:00 on Tuesday, May 12<sup>th</sup>.**