



Overlook at Qualchan HOA - Board of Directors Meeting

MINUTES

04/20/2023 3:00pm

- A. Welcome and Introductions – start time 3:11 p.m.
- a. Board Members: Bob McVicars, Liz Legg, Joe Vallorano, Marianne Muzio
 - b. WEB Properties: Holly, Bill, Lauri
 - c. Homeowners: none

Board Quorum Established - Yes

- B. Reports of Officers
- a. President's Report – not participating.

Bob spoke regarding the moratorium and movement by City Council approved high fees to Latah Valley developers to improve infrastructure. Dingle argued and brought the fees down. State has told the City/Mayor that they will get tough by shutting off left hand turn access to 4 major roadways; raises concerns to fire protection to 4 HOA's. HOA's would like to come together and meet with the Mayor to discuss if they would help speak up for the HOA's. First time 4 HOA's have gotten together to agree on a mutual goal.

- C. Reports of Committees

- a. ARC/Grounds -
- b. Financial
 - i. Receivables - delinquency information has been sent to the Attorney for a demand letter to the residence.
 - ii. A letter and email have been sent to the Stanley's requesting an 18-month payment plan with them before they are sent to legal. Attached. They have responded with a partially signed agreement. WEB has requested once by email and once by voicemail to please return the fully signed (signed by both) agreement. There has been no response with 2nd signature. Need to set 1st payments due in May.
- c. 501 W Willapa Encroachment Issue – WEB contacted C&C Landscaping and requested that they visit the area to provide an estimate for the clean-up of the land and removal of the garden beds, etc. They have until June 15th to have the area cleared out. Bill suggested that if we do not see any action in late May, we should have David Eash send a letter letting him know that we will be sending someone in for clean up on June 16th.



D. Unfinished Business

a. Landscaping -

i. Hillside Maintenance by Homeowners

ii. Block Party – May 20th 3 p.m. to 5 p.m.

a. Ice Cream Truck reservation

b. Hot dogs - Liz and Joe will do the shopping for dogs and buns, and provide receipts to WEB for reimbursement.

c. Postcards sent out at the beginning of May & WEB will send out blast email on May 12th.

b. Signs are being ordered and will be installed once received.

White signs are a little more standard than the yellow signs, so white signs will be ordered.

Menaul 4 poles (total signs 8)

Jordan 3 poles (total 6 signs) (Jordan Ln could use another pole installed)

Upper Jordan 4 poles (total 8 signs)

Signs that are leaning will be shored up and straightened when the new signs are installed.

c. Annual HOA Meeting will be held Thursday, May 11th at 6:00 p.m. at St. John's Lutheran Church (5810 E. Meadowlane Rd., Spokane). The reservation with the church has been confirmed and Holly will be picking up the keys, delivering the Facility Use Agreement (see attached) and the deposit on May 9th. A blast email will go out on April 27th. Insurance Policy has been provided as they require that.

i. Updated Reserve Study – the CA reserves are fully funded. By law we are to report every year if reserves are funded, if there is a shortfall and how much. Also need to show 5-year projection. Mike would like this report to be made at the annual meeting. All private roads are not fully funded. The Board would like to meet with each street individually and in the future have them vote on a special assessment, monthly increase or other option. The Board has the final say if the streets don't respond with a course of action.

New Business

A. Should the cattails on Upper Bolan and at the retention pond of Upper Bolan be cut down? WEB will update the next meeting with pictures. They will also contact a company that can treat them, not harming wildlife, and get a bid.

B. Construction/Sale update – 5112 S Jordan Lane - Realtor was contacted by WEB for an update on the sale of the lot and construction progress. Now that the weather is warmer, they will be



working on completing the rest of the foundation. They currently have about 3 interested parties who will be deciding if they want to move forward with the purchase. Currently listed as \$165k for the lot, current progress, and all plans and permits transferred to the new homeowner; or \$850k for completed home at 4-bedroom 4 bath, 5800 square feet.

Building/construction materials will be cleaned up on site where there are construction materials.

E. Adjournment at 4:30pm