

Board of Directors Meeting

6pm on April 16, 2024 @ St. John's Church



The meeting was called to order at 6m with all Directors in attendance:
Daniel Zapotocky, Duane Huesers, Shaun Smith & Brian Newberry

Also in attendance: Gil Pierce, Vaughn Dieter and Melissa Owens of Rockwood Property Mgmt "RPM"

Financial Reports through 02/2024 were reviewed and approved by the Board as were the Meeting Minutes of 01/16/24, both of which are posted to the website for Member review.

OLD BUSINESS

HOA Street Lights – The 2 streetlights at Cedar conduits are waiting on lamp parts for repairs. Boone's - street light audit is still underway. 8-9 streetlights have been repaired since the last meeting in January. Members are encouraged to report lighting issues through the website at www.eagleridge-hoa.com/community-map

Pickleball Court Update – Work started April 16th. Committee agreed on a color scheme, which has been turned over to vendor. 4-10 working days to complete, which means we could have an operational court by the end of April.

Forest Ridge Park –

Brian and Vaughn have performed a walk through for possible corrections/updates/additions were submitted to the BoD about a month ago. \$45k budget was previously approved by the Board for this project, which includes removal of damaged sculptures and the orange structure donated by Whitworth College, cleanup of lawn areas, woodchips for zipline (+ safety inspection), shingle replacement on crazy house, lemonade stand update and rocks installed around amphitheater for aesthetic reasons. Damaged sculptures will also be removed from Happy Trail but likely at a different price point because different equipment will be necessary to do so. Bids are forthcoming; once received, the Board will review by email then make a decision as soon as possible.

A community member offered to draft a flyer requesting ideas once the original approved work is competed.

Tree Replacement – Clearwater has planted 8 trees with 7-8 more to go. In native/natural areas trees will be evaluated and taken care in accordance to the DNR fire abatement procedures.

Raptor Peak – general consensus from discussions in January is to install basalt pillar sculptures with rock beds throughout, which sets the stage for low-water landscaping installations should the City approve the water permit. Proposals are expected back shortly, at which time the Board will review via email and make a decision as soon as possible. Images/renderings could be ready as soon as weekend.

Signage reciting dog leash rules were requested at Raptor Peak.

Discussion RE "Resident Only" Amenity Signage – at the January BoD Meeting funding approved for 5 signs and so Vaughn prepared a proposed location and sample for each sign. The Board approved 5 locations: , Cedar road entrance, Parkridge/Eagle Ridge Intersection, Shelby Ridge north walking path, Lincoln Street, Eagle Ridge Blvd near pond, Happy Trail entrance across from Forest Ridge Park.

Dog Stations – 5 stations were approved at the January Meeting, locations for which were presented to the Board. The Board unanimously approved the proposed locations 5 locations: Parkridge x Eagle Ridge Trailhead, Southwest corner of Eagle Ridge Blvd and Granite Hills Street, Western entrance to Raptor peak, Jasper Drive walkthrough area, and Splash Pad park

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FireWise Update – Last years treatment on a recent inspection shows low-grow vegetation returning to the area, which is the desired outcome for limiting fire liability. The next session will include 11.9 acres to be treated in June. The next session is expected to happen in August with approximately 15-20 acres completed over the year. Total common areas subject to FireWise program amounts to 137 acres to be accomplished over 7 years, the first 4 years of which are already authorized by the Board. Currently, Black Mountain Enterprise is performing this work; we're working to build this relationship so they can/will service the duration of the 7 year schedule.

Water Wise Update – last year, the HOA began tracking and adjusting watering schedules more closely in an effort to cutdown on overall consumption. A Water Wies evaluation was conducted of Whispering Pines Park. Soil samples demonstrated a lack of water retention, which complicates common area irrigation in large parklike areas. The Association's best opportunity to save water is to

- 1) continue on the current path of conservation through a higher level of management vs affecting major changes in the landscape aesthetic, and
- 2) involve the Membership in its conservation efforts through education and evaluation of their personal irrigation systems.

Water Wise confirms that the HOA is performing the appropriate seasonal adjustments and has the most efficient irrigation heads available in our region, which are the most impactful methods absent major renovation and/or replacement that changes the landscape aesthetic. Rain sensors were investigated but ultimately determined not cost effective due to soil composition and dry summers in Eagle Ridge. Vaughn confirmed that the water is turned on for the season.

Neighborhood Council Progress – Tabled to next meeting as there were not updates at this time.

Development Updates et al. – currently in phase 1 of 3, to install an additional water line up to the tank but regrettably, the installation efforts are marred by lack of coordination between City and County. To provide for the water line install, access restrictions into Eagle Ridge are forthcoming on April 22. Members are encouraged to express safety concerns to the City. More information and links are posted to the intranet at www.eagleridgelife.com.

NEW BUSINESS

New Bank Account – as of 4/16, between the operating and reserve account, the AAB balance is approximately \$150k over the FDIC limit. RPM will solicit rates for the Board's consideration. A Board member suggested looking into Northwest Bank.

Lien Fee Increase – upon a motion duly made and seconded, the Board adopted the **attached** Resolution, which reconciles the HOA's Lien Fee with the County's recording fees. Doing so ensures that the Association recovers the cost of collection.

Director Appointment – upon a motion duly made and seconded, the Board appointed Marcos Frank to serve the remainder of Joe Stewart's term, which concludes in **2026**.

COMMITTEE UPDATES

Architectural – requests are coming in as the weather begins to warm; the Committee is working diligently to keep response times to a minimum. If/when a potential violation is observed, Members are encouraged to report via the website www.eagleridge-hoa.com/violation-report.

Finance – the Committee thanked RPM for its efforts in providing accurate and thorough reporting.

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Landscape – the Committee is hosting a work party on May 18th along Shelby and Moran View. Members are encouraged to participate; to do so, please contact Charlene.

Events – Lori wasn't in attendance so Brian provided the following details: the Easter Egg Hunt was a tremendous success and the next event, Community Yard Sale, will happen in May.

HOMEOWNER FORUM

The Neighborhood Council is hosting a clean green and bulk trash items (such as mattresses and yard waste) dump area between 9am and Noon on 5/18 (**flyer attached**). More information forthcoming via email and postcard.

With no further business rightfully brought before the Board, the meeting was adjourned at 8:04pm.

Respectfully submitted,
Melissa Owens, CMCA, AMS
Association Admin, RPM

D r a f t

Latah-Hangman Neighborhood Council

Spring
2024

Neighborhood Clean-Up Event – Saturday, May 18, 2024

- **WHAT:** Latah-Hangman Neighborhood Council is hosting a neighborhood waste collection event for residents. Drive-through style drop off.
- **WHEN:** Saturday, May 18, 2024, from 9:00 AM to 12:00 PM.
- **WHERE:** Parking lot at W 17th Ave. & S Chestnut St. in Vinegar Flats

No waste from businesses, Residential Waste ONLY. Bring this postcard to verify neighborhood residency. Photo ID and a utility bill will also suffice.

Guidelines for what can be disposed of:

Trash: Your everyday junk/household trash, furniture, and appliances (water heaters must be drained; no refrigerators/freezers); Two (2) tire limit (**rims must be removed**). Mattress and box springs are allowed. Must break large items into smaller items (ex: lg furniture). Items must be able to be lifted over an 8' wall. Nails must be removed from wood.

Clean/Green: Must be bundled/ bagged or on tarp for easy removal - Leaves, grass clippings, sod less than 2" thick, pine needles, pinecones, brush, limbs less than 3" in diameter and less than 4 feet long. No rock, gravel, or animal feces.

• **Not accepted:** The City reserves the right to refuse to haul anything considered dangerous, hazardous, toxic, corrosive, or reactive including but not limited to items that contain freon, fluorescent lighting tubing, compact fluorescent light bulbs or any other mercury-containing lights. **Paint is not accepted.**

• **Not accepted:** Electronics like TVs, computers, monitors, DVD players and E-readers can be dropped off with participants in the E-Cycle Washington program. Visit ecyclewashington.org or call 1-800-RECYCLE for more information.

Volunteers are needed! If you are interested in volunteering, contact Volunteer Clean-up Coordinator, Pat Nault at 907-723-9026 or panault@me.com.

Get Involved in the Neighborhood Council

Meetings are on the third
Thursday of odd months at
6 p.m. at the the Hive
(2904 E Sprague Ave)

👍 "Like" us on Facebook at "Latah/Hangman
Neighborhood Council" to stay updated on
neighborhood news.

☀️ Picnic at High Bridge Park on June __ at 6:00 p.m.

❓ For additional information or questions please
contact us at: latahangmann@gmail.com.

Learn more about your neighborhood at:
<https://tinyurl.com/LatahHangman>

**Eagle Ridge HOA
Board of Directors Resolution
INCREASE LIEN FEE**

February 26, 2024

WHEREAS the Association’s Covenants Conditions and Restrictions (CC&R) Article 7.5 allows the Board to set a Lien Assessment sufficient to recover the Association’s expense in recording (and releasing) of a lien against a home within the community to secure unpaid assessments, penalties, fees and costs affiliated with the enforcement of the governing documents;

WHEREAS the Spokane County Assessor’s Office has imposed a significant increase in the recording fee as it’s done several times over the last 5 years, which then obligates the Board to amend the Association’s policy to recover the anticipated cost of collection;

THEREFORE IT IS RESOLVED that effective January 1, 2024, the Lien Assessment is hereby increased to match the current fee to record and release a lien per the Spokane County Auditor Recording & Filing Fee Schedule, which is \$303.50 per page for a total of \$607 lien. Homeowners subject to a Lien Assessment levied after January 1, 2024, but prior to the finalization of this Resolution will be invoiced accordingly to recover the difference.

LET IT FURTHER BE RESOLVED that moving forward, the Lien Assessment is automatically increased to match the Spokane County Auditor Recording & Filing Fee Schedule so that any future fee increases do not require a specific action by the Board.

Adopted by unanimous written consent of the Board of Directors:

Director: Brian Newberry Date

Director: Duane Huesers Date

Director: Daniel Zapotocky Date

Director: Joe Stewart Date

Director: Shaun Smith Date