

HOA board meeting on 9-11-17

Administrative business:

Called to order at 6:30 pm and established a quorum.

Minutes approved from 6-19-17 meeting.

Reviewed financials, administrative bills viewed for Websters for employees at our meetings. We need to limit their time to only what's needed at the meeting. Budinger expenses for road survey may require an assessment as these are outside of normal operating expenses. Possible assessment of \$185 dollars per household or a raise in dues to cover costs. Direct Web to bill declarant for costs as these are associated with Budinger and Burger demos. Financial report accepted.

Meeting for the rest of the year will be our October semi-annual HOA and next board meeting on 12-3-17 at 6:30. Also contact Web for dates in April 2018 for next HOA meeting.

Old business:

Spencer report reviewed our language for plat changes so we can have board approval and ARC. Bob to contact Spencer on this. ARC and Board approval required for the changes in rules and regulations.

Announcement of future meetings to members can attend by email, and RSVP is they wish to attend so a venue can be located based on the response.

Ongoing issues with Miller construction, heavy trucks using lower gate and possible issue on cutting trees in common areas, send a notice to determine if this was planned.

80/20 issues and sales indicate this isn't an issue. No hardship exceptions at this time. Spencer advised that is someone wants to change this that they do all the work and present it not us.

Commercial line of credit not discussed at this time.

Meeting time lines for meeting with builders regarding disputes regarding hoa/arc disputes. There are no rules or requirements for these. Bob to check with the ARC to see where they came up with this.

Community disaster plan and Carol will check on this. Emergency numbers are listed in the welcome package.

News letter to be done by Carole was well received and Carole planning to have a quarterly letter. Next on in Oct or Nov.

Coyote issue done, no action is going to happen.

Signage issues prohibits these, political signs except.  
Camera issue dead at this point.

No new information on Berger and McCulloch demo issues.

Cart path issues and we are going to maintain lower path, no vehicle traffic on upper path and still want to block upper path with a rock to limit traffic on Copper Canyon.

New business:  
16 sales this year, 12 current and 4 new.

ARC is covered by our liability insurance and they operate as a committee under the board.

Landscaping issues and hydro-seeding on Copper Canyon approved.

Preparation for Oct meeting to include a statement on townhouse issues, Carole to work with Web on sign in. Bob to arrange for a sound system.

Elections nomination committee as board can't nominate, committee can do this and let candidates know full duties required.

Snow plowing bid to include lower path.

Dan to contact WSDOT about trees on border of HOA property.

Other discussion including allowing live-in care givers, no renters.

Discussed Fall Festival of Homes and gates to be open for this.

Adjourned at 8:50 PM