

Semi-annual HOA meeting minutes held on 10-12-17 at the Wandermere golf club meeting room.

1. Call to order at 7:00pm and a quorum established. Present were Bob Harley, Dan Healy, Carole Turner, Ed Dawson and Rich Saccamanno.

2. Financial update by Eric Lundin from WEB covered year to date income, expenses and account balances and he provided a print out of these to the board. There will be an increase in landscaping costs as the minimum wage is to go up next year. 2018 budget will go the board in December for review and approval.

Pat Ascol asked about bids for phase one and these are under negotiations and bids will go out.

Discussed the expenses incurred by the Budinger report as well as legal expenses as well as the cost to fix potential water incursion issues. Dave Lafferty asked what this would be and it was \$240,000 and at this time the developer has stated there never has been an issue and he didn't foresee one at this point. Bruce Johnson asked how our reserve account is funded at it's a \$100 per lot. Also a question on was raised about the Cooper Canyon retaining wall can't be added to and hydro-seeding was done to help control runoff and erosion and that cost \$3000.

Eric provided a management report to cover issues such as safety repairs and responding to hoa request. He advised he handles over 400 emails a month. Dave Lafferty and Cheryl Paton asked about the 55+rule and how we enforce these. Issues include having a relative say they live there when they don't and how to enforce this

3. Other business

President's report was made by Bob Harley and he read a prepared statement as to how the town house issue decision was made.

Property sales report show houses and lots are selling here.

A special assessment of \$199 per lot to cover unusual expenses including legal and the Budinger report vs and increase in dues. This will be mailed out by WEB.

A report the security camera project was made by Dan Healy and he explained the process of getting bids and these will then be submitted to the ARC for approval. Bob Kanneberg asked about how any prosecutions for crimes would be handled it is done by the county.

Gate protocol report by done by Bruce Johnson and he advised use can be identified and high numbers of use and checked on to determine what the reason may be. Non 509 area code numbers can now be used at the gate. Bruce talked about the recent vandalism done to the upper gate. Also the

need to have remotes left at the residence when sold and a refundable deposit program may help offset costs.

HOA board vacancies upcoming next year and we need volunteers for the committee. Michelle Moran recently volunteered to help, two positions will be open.

Updated CCR&R's and rule binders are available from Dave Lafferty.

Update on the Berger and McCullough homes and demo has started on Berger's house. McCullough is waiting for the demo to be done and see if the county will let him back into his house. Dave Hammond asked what is going to be done with the lot Berger home was on and he was advised he could contact Vandervert as he now owns it.

There will be a block watch meeting on 10-20-17 at the club house with Spokane County Sheriff's department and interested residents are encouraged to attend.

Coyote issue is nothing can be done, and it would be \$100 cost no matter what they caught, most commonly caught are pets.

Upper Canyon cart path utilities have been identified and are not under the path, the lower cart path will be plowed.

Proposed amendments were presented by Bob Harley to change the CCR's and clean up wording on the fines. A 75% approval is needed to change and without these we will still be dealing with issues.

Also one resident is \$12,000+ in arrears in dues.

Meeting adjourned at 8:20pm