

HOA board meeting minutes held on 12-4-17 held at 1221 Fireside Lane.

1. Administrative business

- A. Call to order at 6:30 PM and a quorum was established. Present were Bob Harley, Dan Healy, Carole Turner, Ed Dawson, Rich Saccamanno and Eric Lundin.
- B. Prior minutes approved and on the web site.
- C. Financial report, bottom line we are well funded at this time overall.
- D. 2018 budget shows increase in landscaping costs, may look into more control over common area watering, home owners are responsible for setting their own systems operating times. Overall expenses in 2018 will be \$25,000 less than 2017 expenses. By 2036 additional funds will be needed for reserve accounts. Will review 2018 budget to determine if a dues increase maybe needed. 2018 budget adopted at this meeting by the board.
- E. Next board meeting will be on 2-5-18
- F. Schedule April semi-annual HOA meeting for 4-19-18 at 6:30

2. Old business

- A. Deposit for gate openers is \$100 for two. If returned when moving out, the HOA will refund \$20 per remote.
- B. Past HOA dues have been collected and included legal fees from largest delinquency.
- C. There are delinquent dues outstanding for the special assessment a second letter has been sent out.
- D. Lien procedure to be worked on by WEB with possible report to credit agencies for non-payment. Process starts when \$600 is past due more than 45 days, a first notice will be sent. Then an Impending Lien Notice will be sent at 90 days past due, and if 180 days past due, Spencer will file legal action in court.
- E. CCR vote failed so no changes at this time.
- F. Any rules to plat changes will not be made as the membership voted it down.
- G. Nominating committee update only two candidates at this time, stress duties include supporting our CCR'S.
- H. Wandermere LLC to transfer ARC to be covered under our insurance.
- I. Neighborhood watch may have future meetings if residents are interested in getting involved.
- J. Emergency disaster plan on hold until spring.
- K. Demolition site remediation to be referred to ARC
- L. One condemned house owner has moved out of state and no update on his residence or status with Spokane County.
- M. Security camera bid is in and will be under further review when and fixed cost is determined.
- N. Upper cart path closure on hold till spring.

- O. Landscaping issues and cost increase explained by Eric for WEB
- P. Questions on rental properties have been resolved.
- Q. CNA insurance survey to be done by Bob Harley.

3. New business

- A. Review of 55+ forms is being done by Spencer
- B. Same topic as above with info provided by Dan Healy on HUD guidelines for season residents, this does not affect our 55+ status. If we want we can create stricter rules than HUD.
- C. Thanks to the volunteers who put up the Christmas lights on the gates.
- D. Discussed the census procedure for 2018 and WEB will handle this.
- E. Listing and sales paperwork under review by Spencer.

4. Other topics

- A. Holiday get together discussed and may happen after the holidays.
- B. No other issues discussed

5. Adjourned at 8:45PM