



Board of Directors Meeting

Minutes

Wednesday, June 26th 2019

Liberty Lake The Canopy at Pavilion Park

1. Call to order
 - a. Introduction of Board Members in attendance
 - b. Introduction of WEB Representative
 - c. Introduction of Homeowners in attendance

2. Financial Update through 05/31/19
 - a. Income \$49,332.06 is below Budget by \$19,137.94
 - b. Expenses \$24,807.46 is below Budget by \$5,836.54
 - c. Account Balances

Operating	\$54,570.24
Reserve	\$60,903.23
Savings	\$8,590.58
 - d. Delinquencies \$7,498.94
 - e.

3. OLD BUSINESS:
 - a. Reserve Study Bid Comparison

Two proposals were given to the Board to review. Decision was made to defer for at least one year.
 - b. Choose Officers Designations

Who will be President, Secretary, Treasurer; Need to nominate, second and vote. Vote was made for Dave Wyatt to serve his remaining 1 year term as President, Yvonne Tanak to serve as Treasurer and has 2 years remaining on her term, and Claudia Lopez to serve as Secretary and has 3 years remaining on her term.
 - c. Management Agreement

WEB provided a copy for review. Board to review and seek additional bids. WEB requesting notification by end of July.
 - d. WEB gathering bids for pothole repair

4. NEW BUSINESS:

- a. Tree Replacement
This work has been completed with the exception that the first tree should have been moved to another location. WEB is working with Greenleaf to move the first tree.
- b. Hillside Letter
New letter will be sent. With the exception of one spelling error noted by Claudia, letter was approved and will be sent within a week.
- c. Weed Spray along streets. Much of the work has been completed, but WEB will spray a little further into the swales on Lancashire and King James
- d. Common Area extra trimming
- e. Question was raised whether HOA recovered legal fees from previous homeowner who sued regarding disapproval of swing set. Bill had understood that a prior board reviewed and concluded to forgo collecting fees as it was considered insult to injury.
- f. Question was raised whether snow removal contract includes sanding/de-icing steeper sections of roads. Ron and Bill to ensure 2020 contract includes this work.
- g. Bill raised issue of homeowners infilling swale with river rock level with road, which diminishes effect of the swale for snow removal and general water runoff. Board to drive and let WEB know whether to infract homeowners or leave as is.
- h. Question was raised whether property line includes sidewalk and whether HOA has responsibility to repair damage from inappropriate de-ice materials homeowners use. Similarly, who's responsible for weed control in the sidewalks? WEB to research property lines.
- i. WEB website update – To be accomplished by WEB in July
- j. Signage at entry – Realtor signs removed. For future problems, first contact owner of sign, and then (if issue not resolved) contact Code Enforcement Officer for Liberty Lake.

5. Adjournment