



**Cheltenham Homeowner's Association
HOA Board Meeting
Via Zoom
October 11, 2021, 5:30 P.M.**

Minutes

1. Roll Call: 5:34
 - a. Board Members:
 - i. Jim Lauritzen – President
 - ii. Nancy Humphries – Treasurer
 - iii. Crosby Humphries - Secretary
 - b. WEB Properties:
 - i. Ron White
2. Proof of Notice of Meeting or waiver of notice
 - a. Notice waived
3. Reading of minutes of preceding meeting
 - a. Sent preceding minutes to Board for email approval
4. Reports of Officers
 - a. None
5. Reports of Committees
 - a. None
6. Election of Board Members (if necessary)
 - a. Not necessary
7. Unfinished Business
 - a. 2022 Budget Draft
 - i. Ron sent draft budget for prior review and explained the line items.
 - ii. Board voted to adopt the 2022 budget and send for homeowner ratification
 - b. Paying for Strong & Cannon irrigation project from Reserves
 - i. \$2,675.94
 - ii. Board sign approval. Nancy signed and sent.
 - c. Requirements to change CC&Rs:

13.2 Amendment. Except where a greater percentage is required by express provision in this Declaration, and except as provided in Section 7.2 regarding the Drainage Improvements which shall not be amended or modified without the consent of the City of Spokane, the provisions in this Declaration may be amended by an instrument in writing signed and acknowledged by the president and secretary of the Association certifying and attesting that such amendment has been approved by the vote or written consent of Owners representing more than

two-thirds (2/3) of the votes of Owners of Building Lots, excluding the Declarants. Any such amendment shall be effective upon its recordation with the Spokane County Auditor.

8. New Business

a. Next Meeting Date

i. Annual and Budget Ratification

1. November 3

ii. Ron will draft and send:

1. Notification

2. Agenda

3. Budget Summary

4. Ballot ratifying budget

9. Adjournment: 6.45PM