

Board Meeting November 3, 2016

Meeting call to order at 6:00 PM.

Board members in attendance: Bob McVicars, Jamie Eggink, John Purtell, and Rick Pisani
Jen Enfield and Maria Dezenberg absent. No guests/homeowners.

Action Items:

Item No 1: Approval of September 26, 2016 minutes: Motion to approve by Bob, seconded by Jamie. Passed unanimously.

Item No 2: Gibson - 819 Willapa - Water Issue:

Discussion about a good faith payment of an additional \$100.00 and reimbursement for the seasonal blowout. Motion made to pay the \$100 difference in the established \$250 amount and reimburse for the blowout by Rick. Seconded by John. Passed unanimously.

Plans for next year to replace the clock for this common area.

Item No 3: Backyard completion letter (Jamie):

Letters are being fine tuned with verbiage. Architectural forms discussed. Discussion about line items that should be added to the landscaping forms. Motion made by John to except the forms. Seconded by Rick. Passed unanimously.

Item No 4: Infraction and fine letters (Jamie):

Jamie will receive letters from Web and disburse the to the board for review. This will be in a short time frame of 48 hours. With a second notice we will include the first notice. Second notice will be certified mail. Motion made to change these issues by Jamie. Seconded by Bob. Passed unanimously.

Item No 5: Snow Plow Bids:

Review bids and select vendor for plowing. Motion was made to hire C&C (Lowest bid) by John. Seconded by Jamie. Passed unanimously.

Item No 6: Hillside Lot Maintenance:

Discussion - Web email guidelines to detailed. Simplify by amending the Rules and Regulations, Section B. 2 Maintenance - to include standard for maintenance of hill side lots.

Discussion Items:

Item No. 1: Attorney Opinion regarding encroachments:

Discussion of the attorney opinion letter as to the different ways we can approach a solution. After some discussion, motion made by Rick to send our a notice to all home owners to fix encroachments on to common area. Jamie seconded. Passed unanimously.

Item No. 2: Mike Brown plowing "Upper Jordon". Is there a liability issue for the HOA. Bob will look into the legal issues with this.

Item No. 3: Board members continuing on for 2017. All currently present will continue for another year.

Item No. 4: Discussion of date for January Annual Homeowners Meeting. Tentatively set for January 18, 2017, based on approve of the place and time.

Information Only Items:

Item No. 1: New Homes on Lincoln - Get plans and specifications for review.

Item No. 2: Reserve Study - copy for each board member. Web will write an understandable review summary by 11/23 for discussion at the December Board meeting.

Item No. 3: Web will attend December Board meeting to help with preparing for January Annual meeting and to discuss the reserve study.

Item No. 4: Liens on POS and HRH properties. Bob reported that liens have been filed against all of POS properties by Wm. Winkler concrete company and against HRH property by Spokane County Noxious Weed Board.

Item No. 5: Update on "Upper Jordan" sign. Looking into getting cost from Web.

Item No. 6: ARC approval for the fence on 707 Bolan. Fence is complete and looks great.

With no further business, meeting adjourned at 8:45 PM.