

ELK RIDGE HEIGHTS HOA
Board of Directors
Minutes of the Board Meeting

Minutes of the Board of Directors meeting held at 3:30pm on January 20, 2022.

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 3:30pm at 13124 E. Moyie Lane, Spokane Valley, WA 99216.
Present: Jeff Grimes, Don Condon, Brandon Arthur, Natasha Porter, Ron White (WEB Properties), Jeff Amistoso (Developer), Doug Main (Developer).

APPROVAL OF PRIOR MEETING MINUTES

Natasha Porter submitted the minutes of the December 2, 2021 Board Meeting via email to the Board.
The minutes were approved by an email vote of the Board members on December 10, 2021.

NEW BUSINESS

Meeting with the Developers – During this monthly meeting, the Board met with the developers to discuss general updates and improvement projects that the Board is undertaking or considering in 2022.

1. **Phase 4 extension:** The project continues to move forward and is currently going through the approval process with the county. Construction is expected to start later this spring. There will be 20 total homes – 4 on San Juan Lane and 16 on the new street to come off San Juan.
2. **Front gate improvements:** The Board is considering adding a sidewalk with a walking bridge and a waiting pad at the front gate for children getting picked up or dropped off by school buses. The Board hopes to work with the developers to coordinate this work during Phase 4 development. The developers will ask their engineers for recommendations. The Board will follow up once we hear back.
3. **Waterfall pumps:** The Board once again expressed the importance to complete the repairs early this spring, and the developers agreed with the need to prioritize this work. The repairs will be undertaken as soon as the weather permits.
4. **Roadway and utility easement:** The developers confirmed that most roadways in the community include a utility easement that extends past the sidewalk. Specifically, this will accommodate placement of the speed signs on Copper River Lane and San Juan Lane.

PRIOR BUSINESS

1. **Snow removal update** – Ron White and Jeff Grimes updated the Board on the status and community feedback regarding this season's snow removal. Some of the improvements the Board is looking to incorporate in the future include: quoting and planning for the use of granular deicers during extremely cold temperatures, when liquid deicer is not effective; taking special care in clearing the intersections of streets that are on a steep incline; considering a priority clause in future contracts to clear the snow faster during a significant snow event, however this will depend on the cost increase; and looking for ways to inform and assist new neighbors moving from warmer climates.
2. **Speed signs** – The speed signs have been received. Installation is being planned as soon as the weather permits, early this spring. The Board has identified locations for the signs at each of the gates and the solar signs on the downhill sides of San Juan and Copper River, and the developers confirmed there is a utility easement for placement.

3. **Annual road maintenance** – The Board discussed the schedule for regular road maintenance. Street sweeping is being planned for this spring (April or May), and asphalt crack sealing will again be performed this summer.
4. **AR update** – Ron White updated the Board on the status of HOA dues collection. The delinquencies have been reduced in the past 30-45 days, thanks in part to a hard copy reminder in case email goes to spam. WEB Properties was also asked to add a due date to the Invoice template and email communication.
5. **Community garage sale** – In the past years, the Board has been asked to assist in opening access to outside visitors for the community garage sale. Past events have gone without an issue, however concerns have been raised regarding opening the community to external traffic. Car prowling, which had been a concern in the past, has stopped after a stricter gate policy was put into place in early 2021. Consequently, the Board believes that a community garage sale should have wide enough participation to justify keeping the community open to external visitors. The Board will solicit the community's feedback via a survey in the February newsletter.
6. **Winter newsletter** – The next quarterly newsletter is planned for late February. The topics will include an update on the snow removal season, planned projects, community garage sale survey, ARC approvals process and seasonal reminders.

MEETING CLOSING

The meeting was adjourned at 5:30 pm.

These minutes were approved by an email vote of the Board of Directors on February 10, 2022.



Natasha Porter, Secretary

02/10/2022
Date