

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

Minutes of the Board of Directors meeting held at 3:30pm on March 16, 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, Karina Rudmann, Don Condon, Brandon Arthur, Natasha Porter, Ron White (WEB Properties).

**APPROVAL OF PRIOR MEETING MINUTES**

Natasha Porter submitted the minutes of the January 20, 2022 Board Meeting via email to the Board on January 26, 2022. The minutes were approved by an email vote of the Board members.

**PRIOR BUSINESS**

1. **AR & Reserves update** – The delinquencies have been reduced significantly. As of February 28 there were 7 delinquencies, and as of March 31 there were two. The Board approved transferring \$5,000 from the Operating account to the Savings account, and \$15,000 from the Operating account to the Reserves account. The Board will consider additional transfers to Reserves later in the year.
2. **Speed signs** – WEB Properties provided a courtesy notice to the homeowners on Copper River Ln where the sign may be installed on the back hillside. Installation is planned in the next 30 days.
3. **Road maintenance** – Annual asphalt crack sealing and street sweeping is being scheduled for later this spring.
4. **Community garage sale** – The Board has reviewed the results of the survey. The results were mixed, with many homeowners supporting the garage sale, while others expressed concerns. The Board has discussed a policy that will allow for the garage sale to be held when there are enough participants (minimum 10% or 15 homes) and provide for advanced planning. A Board member discussed the policy with the community volunteer who coordinated garage sales in the past and the policy was published to the community FB group. FOLLOW UP:
  - a.) Post the policy to the community website.
  - b.) Publish an update in the community letter in May.
5. **Pond pump repairs** – The Board has asked WEB Properties to contact the vendor and prioritize pond repairs to make it operational as soon as possible. UPDATE: Pump repairs started the week of April 11. One pump has been repaired but the second pump needed additional repairs and is still in process.
6. **CCR Violations** – The Board discussed and rejected a waiver request to keep trash cans outside and confirmed that basketball hoops on the sidewalk are considered a CCR violation. WEB Properties should address these violations with the homeowners.
7. **Front gate improvements:** The Board is considering adding a walking bridge and a waiting pad at the front gate for children getting picked up or dropped off by school buses. The Board/WEB Properties have started discussions with an engineering firm for the design. FOLLOW UP:
  - a.) The Board to provide a sketch to the engineering firm to assess feasibility and provide a T&E proposal.

8. **Landscaping & hillside maintenance** – The Board discussed the need to improve back/hillside landscaping and maintenance, and scheduled a walk-through with WEB Properties to determine standards and identify areas of concerns. A letter was emailed all homeowners with reminders regarding general landscape maintenance, with special emphasis on the hillsides. Subsequently, WEB Properties will be contacting individual property owners based on non-compliance.


#### **NEW BUSINESS**

1. **ARC Update** – Don Condon provided an update that soon solar panels will be required for new construction in Washington. HOAs also may not prohibit installation of a solar energy panel by an owner as long as the solar panel meets the applicable requirements per RCW 64.38.055. FOLLOW UP:
  - a. The Board to update the community in a future newsletter.
  
2. **Insurance renewal** – At the recommendation of our insurance agent, the Board is considering adding \$50,000 coverage for underground utilities for \$100/year and increasing liability coverage to \$2M per occurrence and \$4M aggregate for \$184/year. FOLLOW UP:
  - a. Ron to inquire the specifics for liability coverage pertaining to the sidewalks. – Completed.
  - b. The Board to approve the coverage changes.
  
3. **New lot additions** – The Board was informed that 3 more lots will be developed along the fire lane off Copper River Lane, per the agreement with the original developer. These lots will not be a part of Elk Ridge Heights HOA but will be paying 50% of dues for the right of access through the Elk Ridge Heights front gate. FOLLOW UP:
  - a. Ron to confirm the plans for the fire lane gate and to inform the owners that builders should use the contractor entrance off San Juan Lane.

#### **MEETING CLOSING**

The meeting was adjourned at 5:30 pm.

These minutes were approved by an email vote of the Board of Directors on April 13, 2022.

  
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Natasha Porter, Secretary

04/13/2022  
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Date