



Annual Meeting Minutes

November 16, 2016 at 7:00 PM

Liberty Lake City Hall

22710 E. Country Vista Dr.

- A.** Call to Order - 7:04
- B.** Directors Present – Scott Kingsford, Charles Matthews, Richard Haugen, Jon Swatzell, Anthony Frei, Debbie Fucile, Sharon Carvo, John Mellick
Directors Absent - Steve Kempf.
- C.** Turn in all remaining Ballots, Proxies, & Establish Quorum - No quorum was established based on 27 votes collected in person or by proxy. A special meeting will be called within 50 days of this meeting to vote for Directors.
- D.** Review & Approve 10.19.16 Meeting Minutes - Richard motioned to approve the October minutes as presented with an adjustment made to mention the local bakery, Debbie Fucile Seconded the motion, unanimous approval was given and the motion was passed.
- E.** Proof of Notice of the annual meeting was shown to everyone in attendance. The meeting was announced in the November issue of The Splash.
- F.** Financial Update.
 - a. Review of 2016 Year to Date Financials - Because the 2016 fiscal year budget information is included in the handouts, the 2016 update will be a part of the 2017 Budget presentation.
 - b. Review of 2017 Draft Budgets.
 - i. Meadowwood –
 - 1. Bill explained that the first column includes actual income & expenses through yesterday, plus expected expenses through the end of the year. The Income in 2016 is higher than budgeted because the Board reacted to the year-end budget deficit by increasing dues mid-year.

2. Expenses have been budgeted slightly higher for 2017 for anticipated inflation and growth in the newer neighborhood. Additionally, WEB Properties is working to reduce overall costs by utilizing in house engineers to reduce costs spent on landscaping. The Board is trying to reduce expenses wherever it can, including mailings, by not including a letter and self-addressed and stamped envelope.
 3. Bill reviewed Washington State law RCW 64.38.025, and how the handout given to the Board and homeowners in attendance complies with the law. The handouts will be made available for review on the website.
 4. After discussion, a motion to adopt the Meadowwood budget was made by Richard Haugen, John Mellick seconded the motion. A vote was called and the motion was passed unanimously by the Board.
- ii. Garden Ridge.
1. Because of the dues increase, Garden Ridge is expected to bring in \$8,482.38 more than originally budgeted.
 2. Based on feedback from Garden Ridge homeowners, the budgets for landscaping and snow plowing are significantly increased in 2017.
 3. Administrative Expenses at Garden Ridge are up because of an increase in dues to Meadowwood of approximately \$5,800.00, and Non-operating expenses were \$25,079.00 because of the transfer of savings dollars to the Reserve Account.
 4. After discussion, a motion to adopt the Garden Ridge budget was made by Anthony Frei, and seconded by Sharon Carvo. A vote was called and the motion was passed unanimously by the Board.
- iii. Grayhawk.
1. Because of the dues increase, Grayhawk income is expected to be \$3,066 more than originally budgeted.
 2. Because their street is flat and contiguous, the anticipated increase for plowing and de-ice is less than in other projects in the HOA.
 3. The reserve assessments will meet immediate needs, but in 2017, the remaining balance is lower than necessary by 64%. However, by 2021, contributions come closer to what is necessary because expenses reduce to zero in the four years between 2017 and 2021.
 4. After discussion, a motion to adopt the Grayhawk budget was made by Charles Matthews, Debbie Fucile seconded. A vote was called and the motion was passed unanimously by the Board.
- iv. Rocky Hill
1. The Rocky Hill budget will be sent to the Board for review and approval via email. Re-barking will be a part of the 2017 budget.

G. Election of Three (3) Director Positions - With no quorum, a special meeting will be called to elect directors in December.

H. Open Forum.

- a. A homeowner asked about the cost to remove the six trees from the windstorm. The cost was \$550.00, and the Board would like tree replacement to be considered as part of the 2017 budget.
- b. A homeowner asked about the efficiency of the swales in light of the fact that the silt coming from the street has been building up under the grass without being remediated for so long. There have been discussions with the city to determine who is responsible for repairs to the swales as it is the silt from city streets clogging up the swales. Additionally, the roundabout has added a significant amount of dirt to the swales, making the problem worse. Installing Weeping Willows in the swales has been effective in other HOA's, because they drink so much water. This and other remediations will be a topic of discussion for the Board and City going forward.

I. Drawing of Proxy Incentive Gift Certificates. Winners were; B.B., K.G., M.B., M.P., R.S. The names have been withheld from these minutes. Winners will be sent their gift certificates in the mail.

J. The next Board meeting is set for December 14th at 6:00 PM at City Hall.

K. Adjournment at 8:45 PM