



Board of Directors Meeting Minutes:

February 20, 2019

Called to order at 19:05

● **Roll Call & Proxy Count to establish a Director Quorum**

- Board Members Present: (7) Scott Kingsford, Jacob Anderson, Mark Saba, John Mellick, Darin Morgan, Charlie Matthews, Don Toombs
- Absent: Richard Haugen, Wayne Durnin

● **Members in attendance:** Shane Brickner, Judy Kotar, Mike Kennedy, Marcia Bender, Jeff Means

● **Nominations:**

- Nominations were taken from the Directors for the 4 open positions. Directors spoke about each nomination and their reasons for nominating:

Nominees were:

<u>Position</u>	<u>Nominee 1</u>	<u>Nominee 2</u>
President	Scott Kingsford	
Vice President	Jacob Andersen	Richard Haugen
Secretary	Darin Morgan	
Treasure	John Mellick	

Voting Completed- Positions will be filled by the following individuals effective immediately:

- President: Scott Kingsford- Darin made first motion, John Mellick seconded the motion and the board unanimously voted.
- Vice President: Jacob Andersen- Scott made motion for Jacob, the board voted 4/2 in favor of Jacob, Scott abstained his vote.
- Secretary: Darin Morgan- Directors unanimously voted for Darin.
- Treasure: John Mellick- Directors unanimously voted for John.

● **Homeowners in attendance presented concerns to Directors:**

- 24261 E. Desmet Rd: Concerned with neighbors not gaining approval from ARC before making changes to homes/property, also about tree health & budget and sidewalk trip hazards.

Director's response: Owners do need to seek approval of ARC before making property changes, and the budget for trees will be the same \$10,000 that was a part of the 2018 budget. Trip hazards are being addressed by the City of Liberty Lake if they are less than 1 inch, 1 inch and over will be the homeowner responsibility.

- 24318 Marti Ct: Concerns with signs in the neighborhood- "Lifer" or other religious affiliation signs. Management company using discretion in citing violations. Should there be a 'grey area'?

Director's response: The BOA decided that the language in our By-Laws (governing documents) will be adhered to no changes. No signs are allowed other than those described in the documents. No grey area for violations. Management company will continue to following the language in the governing document

- 1001 N. Garry Dr: Concern about the health of the Mountain Ash trees in the area. Posing a potential problem with those trees that are not in good health.

Director's response: They will have 4 Degrees gather bids to check the health of all trees in the association to notify owners of their responsibility to maintain the tree.

- Grey Hawk residents concerned with the placement of snow and the removal process by contracted snow removal company.

Director's response: Area was toured by the owner of C&C Yard Care and another board member with the expectations being set of where the snow will be placed going forward. In addition, C&C has committed to repairing any necessary damages that their drivers have made.

- Concern with cars being parked on the street along Maxwell, hindering snow removal.

Director's response: As long as the cars are parked in legal parking spots and are properly registered then they are allowed to park wherever the owners would like. Would be more of an issue with the city, as they are city streets.

- Garden Ridge Homeowner discussed absorbing a smaller HOA.

Director's response: We can only do so if the HOA is contiguous (touching) our HOA.

- **Financial Review-** No Budget questions from the Directors or owners.

- Rocky Hill
 - Reserves: \$3,170.02
 - Savings: \$82.99
 - Operating: \$36,426.12
- Gray Hawk:
 - Reserves: \$11,375.53
 - Savings: \$4,620.12
 - Operating: \$24,536.61
- Garden Ridge:
 - Reserves: \$14,420.27
 - Savings: \$30,211.36
 - Operating: \$54,778.64
- Meadowwood:
 - Reserves: \$19,778.76
 - Savings: \$1,097.17
 - Operating: \$126,887.32

- **Fines and Liens:**

- 1204 N Fairway- Two fines from previous management company for not removing Christmas lights and one for improper yard maintenance.
 - Board voted to remove both as an act of goodwill. Management company will remove both fines from the homeowners account. This was approved.
- 1313 N Samantha- Board voted to resolve the amount for 50% of the original lien amount, which leaves \$3768.07 for the new homeowner to pay.
 - 4 Degrees will notify the lawyer handling the account
- 1209 N Stevenson- Homeowner owed \$1836.93 in past due assessments and late fees. Board voted to remove all late fees and interest and have homeowner pay only the amount owed to the association in assessments. Approved the amount of \$720 for homeowner to pay with the expectation that they will stay current on assessments using the 12 month rule.
 - 4 Degrees will notify the homeowner.
- Liens- Board will accept new quotes from Attorneys to process the liens on homes in the association that are delinquent.
 - 4 Degrees will acquire the quotes and bring them to the board.

- **Late Fees Approved to be Waived Via Email:**

- 703 N Homestead
- 803 N Tanglewood
- 2111 N Wolfe Penn
- 22926 N Settler
- 24272 Desmet Ct
- 1145 N Tanglewood

- **New Business - 2019 Projects-**

- Mailboxes- mapped out by early March
- Maintenance and repairs to mailboxes will take place throughout spring by 4 Degrees
- Trip hazards- Inspection by 4 Degrees, to be completed by end of April
- Tour Report Overview- Sending out notices regarding fence paint and house paint
- 4 Degrees is obtaining quotes for reserve study & audit. Will provide once they are received.
- Common Area Property Review- Will discuss at a later date.
- Post approved tree species to website for residents.

- **Items Previously Approved Via Email:**

- 12/8/2018 Meeting Minutes
- 11/14/2018 Holiday Compliance Inspections
- 11/14/2018 Winter Compliance Inspection
- 11/14/2018 Meeting minutes to be taken by 4 Degrees in 2019

Meeting was adjourned at 21:00