



Board of Directors Meeting Minutes:

June 19, 2019

Called to order at 19:00

- **Roll Call & Proxy Count to establish a Director Quorum**
 - Board Members in Attendance (7): Scott Kingsford, Jacob Andersen, John Mellick, Darin Morgan, Charlie Matthews, Richard Haugen, Wayne Durnin
 - Absent (2): Don Toombs, Mark Saba
- **HOA Members in attendance:** Margaret Barnes, Robin Kelly, Jeremy Schoder, Alyssa Broenekke, James Foster, Mike Kennedy, Holly Woodruff, Laura Reeves, Rob McGannon, Gary Green, Marsha Binder, Tim Gambler, Randy Schrier.
- **Financial Review-** No Budget questions from the Directors or members.
 - Rocky Hill
 - Reserves: \$6551.22
 - Savings: \$83.11
 - Operating: \$39,516.56
 - Gray Hawk:
 - Reserves: \$13,477.42
 - Savings: \$4,625.74
 - Operating: \$22,302.23
 - Garden Ridge:
 - Reserves: \$17,819.45
 - Savings: \$30,266.03
 - Operating: \$59,330.42
 - Meadowwood:
 - Reserves: \$27,418.03
 - Savings: \$1098.86
 - Operating: \$127,368.23

- **Delinquency Review:**

- 24379 E Thorton- Board requested additional information regarding payment plan from 4 Degrees. Providing information and board agreed to make decision via email. This will be recorded in meeting minutes for August meeting.
- 1306 N Ormond- Board agreed on payment plan for 100% of owed assessments and administrative costs. Will waive 75% of late fees and interest. Jacob made the first motion, Wayne second, and the motion passed unanimously.
- 24226 E Maxwell- Wayne made motion to consider assessments paid in full since owner had made a large payment, Wayne made the first motion, Jacob seconded the motion, and the motion was passed unanimously.
- 2270 N Country Vista- Board will waive late fees and interest with the condition that all past due assessments are paid in 12 months.
- 23815 E Sinto- Board agreed to waive 75% of late fees and interest. Additionally, waived the \$100 boat violation that the owner had received with the condition that the owner pay remaining balance immediately. Darrin made first motion, Richard seconded and the motion was passed unanimously.
- 1313 N Fairway- Owner requesting that the \$100 fine for garbage be waived, payment was received for the full amount of delinquency, Jacob made the first motion to waive the fine, Richard seconded and it was passed unanimously.
- **Directors Note: Clearing this debt is an effort by the Board of Directors to continue to execute their fiduciary commitment to the HOA while holding owners accountable for their delinquent assessments. This process will be used on a case by case basis and is not considered the standard collection method for delinquent assessments.**

- **Fees Waived Via Email:**

- 1305 N Stevenson

- **New Business -**

- Maintenance and repairs to mailboxes will take place throughout spring/summer by 4 Degrees
- Trip hazards- Inspection by 4 Degrees, to be completed ASAP.
- Tour Report Overview- 48 hours after initial observation for RV/Boats/UTV etc parking, board member will be making a trip out to check for vehicles etc that are still parked, affirming the violation.
- Reserve study- Checking RCW to establish if off-site is required, next full study will be in 2020.

- Gifting the city of Liberty Lake parcels of land owned by the association- Association attorney advised that this will require a 67% in favor vote of the owners.
 - Mission Tree Replacement Project- Project is near completion. Only two trees remain to be replaced.
 - Refill or change playground bark to new engineered bark- 4 Degrees will be getting bids. Looking to replace/refill as soon as possible.
 - Board agreed to a \$1000 budget to remove the climbing net in Little Bear Park, due to hazard.
 - Check into ADA compliance for the parks
 - Project tracker review- Getting quotes to refinish the Gray Hawk monument. Painting starts 24 June on along Maxwell. Cottages monuments are being repaired by Preble painting.
- **Snow Plow Contract/Concerns-**
 - Sub-Committee will provide their findings at the August board meeting.
- **Items Previously Approved Via Email:**
 - April Meeting Minutes
 - 1305 N Stevenson payment plan
- **Open Discussion-**
 - Member raised concerns about branches squeezing sprinkler lines in swale off of Settler. 4 Degrees is working on getting those lines re-routed and removing problem tree roots with Clearwater.
 - Member raised concerns about length of grass along Boone. Wanted to know if the city could maintain it, or why we were paying for services that were not being rendered. The board informed the owner that the cause for the excessive length was due to a scheduling change. Typically, the lawns were mowed on Monday and the day was moved to Friday.
 - Member was concerned about a compliance issue with his neighbor who has erected a large shed. Obstructs the view & is not ARC approved. Has brought this up in the past but unfortunately did not get the follow up he was expecting. 4 Degrees reps will be working with reporting owner to resolve this, along with contacting the ARC team.
 - Member asked if Mtn Ash trees on Garry were being treated for aphids and other invasive insects. Confirmed that they are being treated in the coming weeks.

- Member asked about an ARC form that was sent to him. This was an error by 4 Degrees, member had not made any changes to his home and was directed to disregard the letter.

Executive Session was called at 20:50

- Board discussed plan from member at 1411 N Fairway. Requesting additional information. No decision was made.

Meeting adjourned at 21:22