

Board of Directors Meeting Minutes

7pm on March 19, 2025 via Zoom and in-person @ Liberty Lake Library



IN ATTENDANCE

HOA Directors – Vicky Markussen, Ashley Barker, Cody Koppenstein, Debbi Long

Rockwood Property Management (RPM) – Tisha Goodman

Homeowners – 3 Irene and Rod Holbrook, Marsha Bender

Online attendees using Zoom: Gil Pierce and Diane Grecco (vice-president)

CALL TO ORDER

The meeting was called to order by Vicky at 7:00 pm

EXECUTIVE SESSION

Debbi made a motion and Cody seconded it to move to an executive session at 7:02pm.

Debbi made a motion and Ashley seconded it to resume the HOA meeting at 7:10pm.

Vicky made a motion and Ashley seconded it to approve the fine for the flag violation.

Vicky, Diane, Ashley and Debbi voted to approve the violation; Cody abstained.

FINANCIAL REPORT

- Cody reported on February's report
- The month was ended at \$345,260 in our bank accounts.
- Total income for this period (February) was about \$26,548.31 (which was under budget by \$4,761.96).
- Income is underbudget and AR is still \$16K higher than in December. Late statements go out March 1st so will see if March will decrease our AR.
- Delinquencies: per the Aged Owner Balances Report past due balance (over 320 days) is \$19,870.70, which decreased by \$879.22 since last month
- Total expenses for the month were \$50,908.79, which is over budget by \$8,115.52
- CC&R violations: 2 prohibited vehicles, 2 garbage can violations and 1 unsightly articles.

COMMITTEE REPORTS

CC&R Report: Diane

- Diane reported that the committee has not met since the last board meeting pending feedback from the members. Diane received only one email in response to asking for community input regarding changes to the CC&R's. She stated maybe the email was too broad and thought maybe a more specific survey could be drafted.

Landscape Report: Rod

- Rod reports that he met with Debbi and Vicky to discuss how to manage the dying trees in Garden Ridge. Debbi will set up a meeting with an arborist to look at the trees and make a recommendation on the health of the trees. The committee also needs to get a suggestion on what type or types of trees are a good replacement for the current ones.

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- Debbi has identified an arborist we can meet with to look at Garden Ridge and offer a quote and opinion on how many trees are dying. Debbi will schedule a walk through
- The board also needs to recommend a species of tree to the ARC committee to replace the current red leafed trees we have.

Finance Report: John

OLD BUSINESS

Vicky asked if there was any old business and Gil reported that the replacement sign for The Gardens is in production.

He also reported that the asphalt person is back in town and will work on getting a bid and the timing of the repairs for Garden Ridge.

He is also working at getting pricing from various vendors for a quote on the fence repairs along the Garden Ridge neighborhood.

NEW BUSINESS

Vicky announced there would be no meeting in May. We will meet the following months for the rest of the year:

April

June

September

- 2 Zoom calls for the board to discuss the 2026 budget

October

November

- Annual Meeting
- Board meeting to elect the officers

Vicky asked if it would be necessary to do our own internal audit of the financials and the board discussed this and concluded we do not.

Vicky asked if we need to do any community outreach to encourage more participation in the meetings from the homeowners, the board discussed this and concluded we do not.

MEMBER FORUM

Meeting Adjourned at 7:43pm