

Board of Directors Meeting Minutes

6:30pm on May 20, 2026 at Liberty Lake Library and Zoom

IN ATTENDANCE

HOA Directors Vicky Makussen, Diane Grecco, John Nagel

Homeowners: Mariane Mack, Linda LeClair, Andru Miller, Marsha Bender, Bruce Bell Rod and Irene Holbrock

Online Attendees using Zoom: Ashley Barker-board member

Rockwood Property Management (RPM) – Tisha Goodman and Gil Pierce

There was a quorum.

CALL TO ORDER

The meeting was called to order by Vicky at 6:30 pm.

MEMBERS FORUM

Marianne asked if Clearwater was responsible for removing the weeds in the cracks in the curbs. Gil will let Clearwater know they need to spray the area.

Communication of lawn schedule in Garden Ridge. Gil knows a week out what services Clearwater will provide and will send that information out a week before any items other than mowing the grass will be applied.

Marsha mentioned the Gardens new entrance sign looks good.

Treasurer's Report

John reported the following:

- Income is tracking to the budget
- Expenses are tracking to the budget with a positive variance due to lack of snow plowing performed this winter.
- Cash flow has increased \$40,000 compared to 2025
- Reserve accounts have increased \$20,000 compared to 2025

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COMMITTEE REPORTS

Landscape – Rod

Clearwater is not using the small mower between the houses in Garden Ridge. Gil will follow up with Clearwater. He will also ask what level they are mowing the grass at and will speak with Darren regarding using the push mowers between the houses.

OLD BUSINESS

1. Approve 04/21/26 BOD Meeting Minutes - ALL

Board Meeting Minutes were approved unanimously.

2. Internal Audit

Tisha will get the updated internal controls document completed soon

The board will schedule an internal review in August.

NEW BUSINESS

Annual Fence Maintenance

There have been several ARC applications from members with wood fencing in areas on the rotating HOA-sponsored painting schedule, requesting a switch from wood to vinyl. The Architectural Committee has indicated they would be agreeable to these requests under the following circumstances:

- The HOA Board of Directors doesn't have any objections
- As each section of the wood fencing is painted, going forward, it will be painted one color (body color used today) vs two-tone

After discussing this, the Board unanimously approved moving future fence painting to a single color: the current body color.

ARC approval for any changes in fencing will still be required.

Vicky will work with Tisha and Gil to put together a cost estimate for the 2027 maintenance project to discuss how to roll out this option at the July HOA meeting

Member Appeals-Fees/Fines

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One homeowner present to discuss fine on his account. Owner explained to the Board the situation and what he has done remedy the issue. After Board discussion a motion was made to waive \$900 in fines for account 106400880. Motion was seconded, and the motion passed with a 3-4 majority vote.

Review Member Collection Account Requests

Vicky will send an email out to the two homeowners, giving them 20 days to pay the fines, or the accounts will go to collection.

Meeting was adjourned at 7:35pm