

Board of Directors Meeting Minutes

6:30pm on August 19, 2026, at NoLL Welcome Center and Zoom

IN ATTENDANCE

HOA Directors: Vicky Makussen, Janet Smith, John Nagel, Shane Stocking, Cody Koppenstein

Homeowners: Rod Holbrook, Irene Holbrook

Online Attendees using Zoom: None

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

There was a quorum.

CALL TO ORDER

Vicky called the meeting to order at 6:30 pm.

MEMBERS' FORUM

No Comments

Treasurer's Report

No update as the July financials have not been sent out to the Board yet.

COMMITTEE REPORTS

Landscape – Rod – No update.

Newsletter – Linda – Not in attendance.

OLD BUSINESS

1. Budget Discussion – Key Points

A. Operating Expenses

- i. Snow Removal: Our current contractor is estimating an increase of approximately 20%. The preliminary budget is based on 7 snow events, and RPM used the 2026 rates at a 20% increase.
 - a. The Board requested that RPM go out to bid.
- ii. Landscaping: Our current contractor is estimating an increase of approximately 25%. The preliminary budget is based on the 2026 rates. After the Board reviews

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the bids and selects a 2027 landscape contractor, RPM will update the landscape budget numbers.

- a. The Board requested that RPM go out to bid. Gil with RPM indicated he will be seeking bids from: Greenscape, TLC and Clearwater. Gil asked the Board to send him any other companies they would like him to contact.
- iii. Utility increases:
 - a. Electricity rates – Online research indicates that Avista has proposed a 13.9% electric rate increase in January 2027. It's unclear if this will be approved, as the article also indicated that the Attorney General is challenging Avista on this. The preliminary budget is based on 2026 actuals through July plus the remaining budget with a 13.9% increase.
 - b. Water rates – The preliminary budget is based on 2026 actuals through July plus remaining budget with a projected 5.9% increase. This is an estimate, as Liberty Lake Sewer and Water has not released its 2027 rates.
 - c. Reserve Funding – Increases for the 2027 reserve contributions were recommended.

B. 2027 Capital Expenses

- i. Meadowood Main Capital expenses were included based on the reserve study and standard projects such as fence painting, common area tree replacements, sidewalk repairs, asphalt, and possible playground repairs. We will need to include something for the Gardens monument before finalizing the 2027 budget.
- ii. Garden Ridge and Rocky Hill THs and Cottages do not have any capital projects projected for 2027.

C. 2027 Dues

- i. Without adding an estimated increase for landscaping expenses, which we believe will increase in 2027, the main HOA, Gardens Ridge and Rocky Hill Townhomes and Cottages, are all projecting to have a negative net cash flow. The Board will need to make a final decision on 2027 dues after we receive the landscape bids.

NEW BUSINESS

- 1. Requests for extended RV parking due to fire displacement
 - a. RPM had one or two requests, but they were short-term requests, and those RV's have already been moved. RPM will let the Board know if they receive any long-term requests.

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2. Member appeals-Fees/Fines

- a. Member with account number 106409350 attended the 7/15/26 Board meeting and asked the Board to consider violation fees totaling \$1,500 for trash can violations. The following motion was unanimously approved:
 - i. As a one-time courtesy, the Board approved reducing the \$1,500 in trash can violation fees to \$500 if the following conditions are met:
 - 1. Payment of \$500 is received by October 1st
 - 2. No additional trash can violations for the next three months (August 20th through November 20th)
 - ii. The \$1,500 in violation fees will remain on the account until November 20th. On November 20th, RPM will review the account and, if all conditions above are met, remove the remaining \$1,000 in violation fees.
 - iii. If there are additional violations after November 20th, violation fees will be assessed per violation, and additional violation fees will not be forgiven by the Board.

3. Review Collection Account Authorization Requests

- a. Account number 106410140 – Past due balance is \$3,916.95. A portion of this balance is related to violation fees. The last payment received for this account was on 10/2/2024. A lien was recorded on 4/30/26.
 - i. Board approved unanimously to send to third-party collections
- b. Account number 106407230 – Past due balance is \$8,641.92. Because \$7,900 of this outstanding balance is related to violations, RPM asked the Board if they wanted a lien filed on this property.
 - i. Board approved unanimously to file a lien.

Meeting was adjourned at 7:48 pm