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## Forest Hills 4 Addition

### Annual Homeowners Meeting Minutes

January 18, 2016

The annual meeting on January 18, 2016 was held at the North Spokane County Library, 44 E. Hawthorne Road, Spokane, WA 99218. Board members present were Sue Fitzpatrick, Nina Helms, David Kretz and Bonnie Wakefield. The meeting was called to order at 7:00pm.

Prior to the annual meeting, a quarterly newsletter was mailed to every HOA member. The letter informed all owners that dues for 2016 would be the same as 2015 at \$325 per year and are due before March 1, 2016. A copy of the proposed budget sent earlier for homeowner's review. Each homeowner needed to complete the included ballot for electing board members and vote to approve or disapprove the 2016 budget.

Consequently, a voting quorum was obtained from the mail-in ballots and member attendance was not necessary. However, homeowners could attend the scheduled meeting in person to change their vote or express concerns to the board members. In addition to the board members, homeowners Jim Wakefield and Marlia Kretz were in attendance.

#### Ballots

Lance Ficklin from the HOA management company reported that 35 ballots had been returned. The results of the voting were as follows:

President: Tom Tracy

Vice President: Sue Fitzpatrick

Treasurer: Molly Coulter

Secretary: Bonnie Wakefield

Budget for 2016: Approved

#### Dues

There was some feedback from homeowners regarding the reason that dues were kept the same as last year when there was a large amount of cash in reserves. It was explained that cash was needed on hand for some anticipated street repairs. Lance reported that the amount we have in reserves was typical and necessary for developments of our size.

#### Neighborhood security concerns

It was discussed that some neighbors have expressed concern regarding break-ins and the possibility of installing a gate to better secure the neighborhood. David explained that the grade is too steep at the intersection of N. Five Mile Rd and Gail Jean for a gate. Also there is not enough room for a fire truck to turn around and it would not be approved by the county.



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Suggestions for safety were to let neighbors know when you would be out of town and having adequate lighting and/or security systems installed.

#### Facebook group neighborhood page

One neighbor has volunteered to administer a closed group Facebook page. It was discussed and agreed that it would be a good idea. This would be a forum to post announcements, neighborhood events and security concerns. Bonnie agreed to contact the volunteer and start the process.

#### Locking mailboxes

One neighbor expressed concern regarding possible theft from mailboxes and asked if the HOA could look into providing locking mailboxes for the development. Because of the distance they would be from many people's homes and the cost (up to \$7,000 for the whole neighborhood) it was suggested that individual homeowners purchase their own locking mailboxes if that was a concern. Apparently they are available at places like Home Depot for approximately \$65.

#### Little Free Library

There was discussion and interest in having a little free library in the neighborhood. This is a box where people can leave and take used books to share with others. It was decided to see if there is an interest in the neighborhood of someone building and installing the box.

#### Architectural Committee

There was discussion about expanding the number of homeowners on the architectural committee. It was agreed that any homeowner wanting to be on the committee was welcome to volunteer.

#### Cars parked on streets

There was discussion of homeowners parking cars in the street on a regular basis. There is a covenant in the bylaws that prohibits cars in disrepair from parking on the street. It was decided to take up the discussion in a future meeting regarding changes to the bylaws if extensive street parking becomes a problem.

The meeting was adjourned at 8:00pm.

Bonnie Wakefield, Secretary