



## The Annual Homeowners Meeting Minutes

December 16, 2013

The annual meeting on December 16, 2013 was held at the North Spokane County Library, 44 E. Hawthorne Road, Spokane, WA 99218. Board members present were Debbi Milligan, Molly Coulter and Nina Helms. Meeting was called to order at 6:10 pm.

Once again, prior to the annual meeting, a Quarterly Newsletter was mailed to every HOA member. The letter informed all owners that dues for 2014 would be reduced to \$325 and are due before February 1, 2014. A copy of the proposed budget was also included for homeowners approval or disapproval. Each homeowner also needed to complete the included ballot for electing board members.

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. Very few homeowners attended the meeting.

### Ballots

There was a brief discussion of the voting quorum being met and approval of the budget and board members.

### Dues

Homeowners in attendance were appreciative of the reduction in our dues. They also agreed with the board that the \$25 decrease would allow us to continue to build our contingency fund. The homeowners present also asked about how we did in collecting dues for 2013. Molly went over the treasurer's report from our board meeting in November.

### Landscaping

The discussion was centered on using the swales as common areas for the homeowners. There is interest in creating a playground for the children of the neighborhood to use. Using these swales as common areas would be an upgrade to the neighborhood as a whole and decrease the maintenance issue of the fences. In previous years, homeowners who volunteered have done the repairs to the fences. Lance said, in his experience, the swales do not have to be fenced, but was unaware if they can have a playground on them. Nina Helms will follow up with the county.

### Concerns regarding Homeowner Wible

Richard Wible sent a letter to the management company excusing himself from the HOA. He has failed to pay his dues for 2013 and has received numerous letters sent to him for various violations. Most recently, he has failed to remove a pile of black garbage bags from the end of the driveway. He has been fined and a lien has been filed. The discussion was in regards to his letter and members present at the meeting were in agreement with the fines and lien.



Compliance Program and Fees

The homeowners present were in agreement with a possible progressive fine structure. The board will consider this issue at our next meeting and will update the homeowners in the following quarterly board meeting.

Management Company Concerns

The board members and homeowners are both pleased with the performance of the management company. The owners present were informed about the website changes and that Lance is the “compliance officer”. He will make sure to include a reminder in the newsletter to have owners park their cars in driveways and not on the street so we can snow plow and gravel properly. He will also remind the company that gravels our neighborhood to pay special attention to the intersections and bottom of the hills.

The meeting was adjourned at 6:45 pm

Nina Helms, Secretary

Attachments: Sign-in Sheet