

Carnahan Crest Home Owners Association

1800 S. Viewcrest Lane, Spokane WA 99212

Carnahan Crest Homeowner's Association Board meeting Minutes Saturday, July 15, 2023

Board Members present: Tom Hix, Gary Teale, Ted Clark. Members present: Ann Austin. and Gene Otto.

Meeting was called to order at 9:05 am.

Minutes of June 9, 2023 were approved.

Treasurers report:

Gary Teale distributed financial reports and noted that the Association is "basically in good shape." We are slightly under budget in mowing because of a later start and a little over on sprinkler repairs, but overall we are under budget at the moment. Road repairs are scheduled for summer, but costs are not defined at this point.

Committee Reports:

Architectural Committee: Chair Gene Otto reported that owners at 1808 explained that they were waiting for the contractor to complete work on the column. There is stucco work to be finished, but they are experiencing delays due to worker shortages.

Landscape Committee:

Tom Hix noted that there seemed to be a lack of lawn fertilization resulting in inconsistent color and growth. He is working with the landscape contractor to adjust appearances and mowing consistency.

In response to last month's inquiry about color planting in the common areas Ted reported that there were a variety of seasonal color plants available from \$39.00 to \$59.00 each, depending on size. Nurseries had suggested Spirea, Barberry, Sunrise Winter Crogen, or colored evergreens. Discussion followed. Ted noted that Ritter's Nursery was available for a "consultation study". The Board approved scheduling a consultation with Michael at Ritter's nursery. The fee will be \$500.00, but will include a \$300.00 credit for plants from the nursery.

Ted noted that station 16 on the northwest section had several rotor heads that were now buried behind shrubs and suggested that system needed to be moved forward to avoid dry spots in the lawn areas. Tom Hix will schedule that replacement with Candor sprinkler services.

Ann noted that there were many issues emerging from landscape needs throughout the Association and recommended that the committee and/or Board prepare information for the coming Homeowner's meeting in December to review Landscape needs and maintenance costs. Ann and Ted will work on preparing that information.

The Board discussed the dead tree on the north fence, as well as the former replacement issues regarding that tree planting. Ann asked if the trees were being appropriately watered, and was assured that they did receive water through station 16. The Board asked the tree issue be considered as part of the Consultation Study from Ritter's Nursery.

Ted also noted that Shannon Wade (landscape maintenance contractor) had recommended the Association again plan bark mulch for the common areas. That has not been accomplished for several years and will both facilitate moisture control and general improved appearances. Tom Hix will get estimates for the bark application. Shannon had also recommended that the Association include a fall trimming of Iris, Yucca, and similar seasonal plants to avoid winter debris and thus cause extra spring clean up. Gary Teale will work with her to get an extended contract for fall work.

Ted reviewed the guidelines from Spokanecity.org regarding sprinkler applications during the summer months and noted that while the Association doesn't follow the guidelines exactly, it does meet the recommended standards for watering overnight and being aware of drought warnings.

Old Business:

There were no continuing business issues.

New Business:

Other than the Landscape issues there were no other new business items or requests for estimates.

Ted moved that the meeting adjourn; seconded by Gary Teale.

Meeting adjourned at 10:35 am.