



Home Owners Association

Minutes of the Board of Trustees

Thursday, June 10, 2022

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President Tom Hix called the meeting to order at 3:30 pm.

Board members present were Tom Hix, Gary Teale and Ted Clark. Members Ann Austin and Tom Terrell also attended.

Reports:

Treasurer's Report: Gary Teale provided a budget update as of June 1, 2022. Gary noted that we are currently under budget for Landscaping and water usage due to cooler temperatures. Other budget items are consistent with projections. Generally the association is in good shape at this time.

Architectural Committee: One structural repair is underway at 1808 which did not require approval as it did not alter exterior appearances. No other requests are current.

Landscape Committee: Tom Hix reported that sprinklers had been turned on a bit later this spring and systems had been checked for function. The control clock was replaced for the Northwest section as the systems were activated for spring.

Tom also commented that we were experiencing some issues with current mowing issues and he was in contact with Greenscape management to address issues of concern. It was noted that mowing was not producing even surfaces throughout the complex and there was an excess of cut grass left on common area surfaces.

Ted explained that he was working with sprinkler clocks and attempting to verify appropriate water amounts for summer turf needs. Noting the association has exceeded water budget the last two years, he has consulted with Greenscape sprinkler staff and Spokane County Extension services but has not had decisive information to date. He will consult additional sources. He also noted that he has received some input from home owners about the possibility of reducing the total amount of turf areas for greater economy in the future. Following some discussion the Board suggested the committee get more detailed information on options and then solicit homeowner input regarding potential future reductions and projected savings.

New Business:

Solar Panels: Tom Hix shared information regarding costs and federal credits for solar installations, noting inquiry from one home owner about the possibility of solar panel installations. Ted shared a copy of Washington state code concerning solar panels in home owner associations (RCW 64.38.055) which states a HOA cannot prohibit the installation of panels so long as they conform to stated standards.

The Board recognized that the Architectural committee should also have input on any installations. Gary Teale offered to work with the Architectural committee to develop proposed Rules & Regulation regarding solar panels. Final regulation will be submitted to homeowners for review.

Asphalt repair: Tom Hix presented two bids for crack sealing and pavement repair from previous contractors. The two estimates are similar in cost per foot for repair services offered, but they vary significantly as to the amount of crack repair and pavement repair that is suggested. Gary noted that the bid amounts exceed the 10% of budget allowance that the Board may approve without added owner approval. The Board asked Tom to work with the contractor to define exact areas of need and then the Board will present the repair options to home owners with cost and options for funding.

Meeting adjourned at 4:45 pm.