

Carnahan Crest Home Owners Association

1800 S. Viewcrest Lane, Spokane WA 99212

Carnahan Crest Homeowner's Association Board meeting Minutes Friday, June 9, 2023

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

Meeting was called to order at 8:05 am.

Minutes of January 24, 2023 were approved.

Treasurers report:

Gary Teale had submitted budget reports via e-mail. Gary noted that we are currently "about where we should be" for the year. Spring clean up charges were more than expected, but the fall clean up had been disrupted because of bad weather. And spring mowing was also delayed because of weather, so in all lawn charges are about equal at this point. Water system repairs on the north service area have been finished and we are noting reduced water consumption at this point. Water repairs were paid from the Capital Reserve fund and will be slowly replaced with the routine quarterly payments. He summarized, "All in all, we are in slightly better shape financially than we were last year at this time."

Committee Reports:

Architectural Committee: Chair Gene Otto explained that the committee had received a proposal from Molly Cline, real estate agent for the Terrall residence, detailing roofing replacement which was noted in a property inspection. The committee approved the proposal noting that HOA guidelines would require the same roofing color and appearance as other units.

Gene also said the owners at 1808 explained they would proceed with column repair this spring/summer as weather permitted and contractors were available.

Landscape Committee:

Committee members noted several issues resulting over the winter season. A tree on the north fence is apparently dead. Also two shrubs are dead and another damaged from winter at the entry sign. The committee will look into replacement costs and options. Gary will follow up with remaining grass removal on the north fence and the committee will include that area in replacement suggestions.

Tom Hix asked about adding more color options to the landscape islands, suggesting bulbs or plants which would offer annual color. Again, the committee will make recommendations following professional input.

Ted mentioned the lavender issues, resulting from harsh winter season, throughout the complex, as well as the overgrowth and crowding of trees and shrubs on the east side of the property. He will get some

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advice for lavender maintenance over the summer, as well as call for pruning and removal estimates for the east side.

Ted also noted that the sprinkler clock on 1814 seemed to be malfunctioning and he wasn't sure it was functioning as programmed. Tom Hix agreed that the system seemed to be performing inconsistently. Ted will get replacement information and costs.

Old Business:

There were no continuing business issues.

New Business:

Tom Hix asked who was doing stucco repair currently. The last referral the HOA had was Greg Munyon at Arrow Construction, but Gene thought Greg had moved to another business. The Board will research current stucco options and report to the HOA.

Ted moved that the meeting adjourn; seconded by Gary Teale.
Meeting adjourned at 9:15 am.