

Carnahan Crest Home Owners Association

1800 S. Viewcrest Lane, Spokane WA 99212

**Carnahan Crest Homesowner's Association
Annual Meeting
Saturday, December 4, 2021**

President Tom Hix called the meeting to order at 10:00 am.

Due to continuing Covid conditions this year the annual meeting was conducted via written information and zoom attendance. Members represented were: Susan Beich, Gary Teale & Ann Austin, Tom Hix, Tom Terrell, Scott & Alison Barrett, Sandy Ruebusch, Doug Pringle, Ted Clark & Gene Otto. Proxy instructions were e-mailed to the secretary for Jim & Laura Hainsworth, Doris Givens, and Laurie Farnsworth. A total of 11 units were represented to constitute a quorum.

Tom Hix moved to approve the Minutes of the Dec. 12, 2020 Annual Meeting; seconded by Scott Barratt. The motion was approved.

Reports:

Architectural Committee: Chair Gene Otto said there was one approved request this year for patio work at unit 1804. The request was consistent with existing materials and other exterior modifications. Susan Beich inquired how much notice should be given for Architectural requests. Gene explained that requests should include material samples and structural or engineering information if appropriate. The committee will respond to requests as quickly as possible and not longer than 45 days per CC&R rules.

Landscape Committee: Chair Tom Hix reported that Landscape Committee's goal was to keep the community grounds "as good as possible" considering the various challenges of this year. Particularly we experienced unusual heat early this summer. Ted noted that the committee completed planting for common islands according to committee proposals from the fall of '20, and worked later summer for the reduction and control of large grasses and plantings on the north fence area. Ann Austin explained that work on the natural area was completed early in the year by the Department of Natural Resources without cost to the association! The work was to provide fire suppression control for the natural areas of the complex. Susan complimented the work of the committee and contractors, and particularly the efforts of volunteers among the association who have provided cost-saving services.

Treasurer's Report: Gary Teale distributed summaries via e-mail and reviewed detailed information on the 2021 year expenses and projected 2022 budget. He explained that he had initially expected about an \$1100 operating loss for the year, but in recent days volunteers have provided some fall maintenance services and December snow plowing is uncertain so we are currently expecting close to breaking even for the fiscal year. Any operating surplus or loss for 2021 will be accommodated by moving money either from or into the Operating Reserve as needed.

Gary also presented a projected 2022 budget anticipating labor increases for services and projected increases for water, and allowing for annual road repairs. He explained that the proposed 2022 budget

would require an increase in the monthly assessment to owners of \$75.00 a quarter as billed, making the total assessment, capital reserve, and operating reserve quarterly payment of \$925 a quarter.

New Business:

1. Board recommendation for assessment increase:

A motion to approve a quarterly assessment payment of \$925.00 was submitted by the Board. As such the motion did not require a second. Seven units voted to approve the motion, four voted to disapprove. The measure passed.

2. Election of Board Member

One position for the 2022-23 term was open this year. Ted Clark volunteered for the position, there were no other volunteers from the association. Gary Teale moved to nominate Ted for the position; Ann Austin seconded. Eleven members voted for the measure; none declined. The motion passed.

Tom Hix thanked members for their participation in this unusual year and particularly thanked those members who had volunteered for various maintenance services over the year. He wished everyone a good Holiday season.

Meeting was adjourned at 10:43 am.