

Carnahan Crest Home Owners Association

1800 S. Viewcrest Lane, Spokane WA 99212

Carnahan Crest Homeowner's Association Board meeting Minutes Saturday, July 13, 2024

Board Members present: Tom Hix, Ted Clark. Members present: Ann Austin, Gene Otto, Steve & Robin Chatfield, Barbara Brandon, Sandy Ruebusch, Walt Wolf, Doug Pringle & Jenna Updegraff. Meeting was called to order at 10:05 am.

Walt Wolf moved to approve the Minutes of April 10, 2024. Doug Pringle seconded. Minutes were approved.

Treasurers report:

Gary Teale was absent due to illness but distributed Financial reports to Board Members July 11 and noted that "Water is well below budget as is the total landscaping expense. That is helping to cover the extra money spent on road repair. We are in good shape for this year so far." Ted provide copies of the : "Financial Position" and "Budget Vs Actual Jan-June" expenses to members present.

A "get well" card was signed by members present and will be sent to Gary.

Robin Chatfield also offered that she was versed in computer work and would assist HOA work as needed.

Committee Reports:

Architectural Committee: Chair Gene Otto reported that Arrow Construction has contacted owners about Stucco Repair (after multiple calls) but has not yet scheduled work on houses. Gene will continue to contact him. Unit 1807 has yet to complete work on the column on the deck.

Barbara Brandon has requested approval for maintenance and repair items, but non require Architectural approval as they all are within HOA guidelines.

Landscape Committee:

Ann Austin had an extensive report on landscape work accomplished this spring. New plantings have been completed throughout the complex and many homeowners made suggestions prior to plantings. In all the HOA invested about \$5700.00 in new plants and gardener costs, plus putting in new bark (to protect plants and hold water moisture) at a cost of \$4225.00 Bark had not been replaced for several years. Funds for both planting and bark came from both the general operating funds and the reserve funds.

Ann noted that volunteer work on the Landscape Committee this year had (thus far) totaled about 75 hours -- it all helps maintain the good looks of the grounds! She recommended that the Board consider taking a proposal to the Homeowners Meeting this fall asking for volunteer work or a contribution to

maintenance funds from each homeowner. Volunteer works would be supervised and directed by the Landscape committee for consistency.

Landscape committee has finally secured the assistance of EMC Sprinklers who will work with the HOA for the remainder of the season. The company was recommended by Site One (the firm supplying HOA needs for sprinkler equipment) and follows two previous companies which started service, then quit for various reasons. EMC did a review of total sprinkler needs this past week, replaced two broken heads and repaired one leak.

Old/New Business:

There were no continuing business issues.

Under New Business Tom noted that the association will have it's annual Septic System pumping and review this fall. Septic system maintenance is mandated by the County and is done every three years. Each homeowner will have a minor assessment coming this fall to cover cost of the Septic work.

Meeting adjourned at 10:50 a.m..

Ted thanked Ann Austin, Robin Chatfield, and Jenna Updegraff for providing snacks and goodies for the Social greeting to follow, and to welcome new members Robin & Steve Chatfield and Barbara Brandon.