

Carnahan Crest Home Owners Association

1800 S. Viewcrest Lane, Spokane WA 99212

Carnahan Crest Homesowner's Association Annual Meeting Wednesday, December 7, 2022

President Tom Hix called the meeting to order at 5:40 pm.

Members present were: Hobby Beich, Gary Teale & Ann Austin, Tom Hix, Tom & Sue Terrell, Scott Barratt, Jenna Updegraff, Ted Clark & Gene Otto, Walt Wolf, Jim & Laura Hainsworth. Proxy instructions were e-mailed to the secretary for Sandy Roebusch, Janet Megher, Laurie Farnsworth and one unidentified proxy ballot hand delivered. A total of 13 units were represented to constitute a quorum.

Ted Clark moved to approve the Minutes of the Dec. 4, 2021 Annual Meeting; seconded by Scott Barratt. The motion was approved.

Reports:

President's Report: Tom Hix thanked Gary Teale for his many hours of time invested in maintaining detailed financial records and Ted Clark for his work on maintaining minutes and HOA records. Tom noted that the association "... overall, had had a good year..." and that we had finished the year under budget due to some services that were not completed this fall.

Architectural Committee: Chair Gene Otto stated that all projects approved by the committee were completed or in stages of completion. He noted that the committee had not been consulted on roof repairs for units 1814 /16, but the work was within committee guidelines and he noted that the HOA had published guidelines for solar panel installation which was required by the state. The only HOA requirements were matching current roof colors and limiting installations to existing roof tops.

Landscape Committee:

Chair Tom Hix noted that Landscape ommittee had "worked on problems" during the year and that the landscape services had not met expectations this season. There were many issues of repair or recall for services, and some instances of service fees being refunded due to inadequate service. The association will return to a former, experienced company for next year's services. There was much discussion from owners regarding mowing and landscape services.

Ted reported on a Landscape study regarding grass reduction. The committee used guidelines from the "Spokanescape Plan & Plant" pamphlet recommending low-water landscape and developed a proposal to reduce about 40% of the HOA grass areas, leaving berms and planting areas in tact. The committee received one bid (from three requests) estimating that the revisions would cost up to \$98,000.00. An estimate using much volunteer labor still was projected around \$54,000.00. The projected savings on water were only \$700.00 per year, making the reduction proposals totally unfeasable.

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Treasurer's Report: Gary Teale distributed HOA account summaries via e-mail and reviewed detailed information on the 2022 year expenses and projected 2023 budget. He noted that the association was under budget due to some budgeted services not being completed this fall and the donation of many hours of volunteer work throughout the season. Gary (and the HOA Board) recommended using the current overage to (first) bring the Operating Reserve back to a \$10,000, (second) reassign funds to continue building the Capital Reserve to 75% of the recommended total, and (third) to carry over funds to the '23 budget to avoid having to raise the quarterly assessment to homeowners.

Gary emphasized that the costs for the '23 budget are going up, but with the transfer of funds from this year's budget the HOA would not have to raise the quarterly assessment. Good news.

Hobby Beich moved to approve the Board recommendation for use of excess '22 funds; Gene Otto seconded. Motion was approved 13 yes/ 0 no.

New Business:

Election of Board Members

Two positions for the 2023-24 term were open this year. Tom Hix and Gary Teale volunteered for the positions, there were no other volunteers from the association. Members approved the Board recommendation to appoint Tom Hix and Gary Teale for the '23-'24 term. Recommendation was approved 13 yes/0 no.

Revise Article 6.10 of the CC&Rs

The Board distributed via e-mail prior to the Annual Meeting a proposal to revise CC&R article 6.10 to establish an interest rate of 24% per annum and a late fee of \$25.00. If a resident fails to make their quarterly payment a second consecutive time, (and still has an outstanding balance owing from the previous quarter), then the late fee would increased to \$50.00.

Following discussion, Laura Hainsworth moved to amend the Board proposal to establish an interest rate of 12% per annum and retain the late fee of \$25.00. Motion was seconded by Gary Teale. Motion was approved by those in attendance 9 yes/0 no. With proxy authorization the vote was recorded at 13 yes/0 no.

The amended Board recommendation for revising article 6.10 was then considered. The proposal was approved 13 yes/0 no.

Walt Wolf commented on the increased traffic we are experiencing on Carnahan Road and questioned what we could do about it. Much discussion followed and it was agreed that the HOA had no control over the street requirements, however Tom Hix agreed that he would write Spokane County (which does have street control) and express our concern.

Tom Hix thanked Ann Austin for providing the refreshments and Holiday treats and Ann and Gary for hosting the annual meeting.

Meeting adjourned at 7:05 p.m.