

Carnahan Crest Home Owners Association

1800 S. Viewcrest Lane, Spokane WA 99212

Carnahan Crest Homeowner's Association Board meeting Minutes Saturday, September 16, 2023

Board Members present: Tom Hix, Gary Teale, Ted Clark. Members present: Gene Otto.
Meeting was called to order at 1005 am.

Minutes of July 15, 2023 were approved.

Treasurers report:

Gary Teale distributed financial reports and noted that the Association is basically in good shape. We remain slightly under projected budget expenses in mowing because of a late start, savings on water usage, and not having the annual crack seal work completed as projected. Our overall financial position has improved slightly when compared to this time last year. In addition to Budget progress, Gary noted that we are also "on target" for Reserve accounts, despite the major expense for the water line repair earlier this year

Committee Reports:

Architectural Committee: Chair Gene Otto reported that work on 1821 is nearly complete but none of that work used different exterior materials, met HOA guidelines and did not require any Committee approval. Again, roof replacement at 1822 was completed last week but did not require Committee approval since it used similar roof materials.

He also noted that the Committee is awaiting a visit from Greg Munyon (Arrow Construction) in the coming days to review various requests for stucco repair. There are five units which have requested estimates for repairs. Arrow Construction will provide separate estimates for each homeowner.

Landscape Committee:

Tom Hix reported that the HOA has received '24 season bids from Senske and Impeccable Landscape Services thus far. Gary added that Ann Austin has noted that Pacific Landscape service had rated the highest among users for the '23 season. Bids are continuing to be received and will be reviewed at the next Board meeting.

There was considerable discussion about current services, and bids for service yet this season. Gary will review current service contracts and avoid any duplication of cleaning or service elements for this year, as well as notify providers if some services are deemed unnecessary for this season.

Ted reported that the Committee is awaiting a final "consult report" from Ritter's Nursery, but that the general recommendation has been that the HOA consider mature height and widths as they plant new materials, thus avoiding future pruning or shearing that incur added maintenance cost and will damage the plant. The committee also needs to consider deer and drought resistance, seasonal color, and general

maintenance needs. At the moment the HOA has a \$300.00 planting allowance with Ritter's that should be designated by the spring of '24.

Tom Hix commented that as the Committee plans for additional common grounds plants it should consider seasonal color and display, maintaining current variety and continuous display throughout the summer seasons.

Old Business:

There were no continuing business issues.

New Business:

The next Board meeting will be Monday, November 27, 2023 at 1821 S Viewcrest Lane.

The Annual Meeting for homeowners was set for Saturday, December 9, 10 am. and location yet to be determined.

Meeting adjourned at 11:35 am.