



Home Owners Association

1800 S. Viewcrest Lane, Spokane WA 99212

**Carnahan Crest Homeowner's Association
Board meeting Minutes
Saturday, November 27, 2023**

DRAFT

Board Members present: Tom Hix, Gary Teale, Ted Clark.
Meeting was called to order at 10 am.

Gary Teal moved to approve the Minutes of Sept. 16, 2023; Ted Clark seconded. Minutes were approved.

Treasurers report:

Gary Teale distributed financial reports and noted that the Association is in "great" shape. We have approximately \$7000 in the account now with some expected expenses yet before the end of the year.

Tom Hix moved to move \$3833.31 (budget excess from '22) to the Capital Reserve account, and to move any excess from '23 to the Operating Reserve account, thus maintaining HOA fees the same for '24. Seconded by Ted Clark. Motion was approved.

Gary also noted that there will be septic maintenance for the coming year, and that will be individually charged to HOA units as the work is completed.

Committee Reports:

Architectural Committee: Chair Gene Otto reported that there were no new requests at this time. Tom Hix noted that homeowners had not heard from Greg Munyon (Arrow Construction), but Gene said that Greg had called to report he was "busy". Gene will call again to check status of the potential work.

Landscape Committee:

Tom Hix reminded the we have a \$300 credit for spring planting at Ritter's Nursery. Ted noted that we received a "consult report" from the Nursery recommending some area plantings on the west areas. The committee is evaluating the reduction of grass in those areas and the needed sprinkler adjustments to accommodate proposed plantings. Cost versus savings is the final consideration.

Tom Hix reminded 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.

Gary noted that contracts for '24 included ArborPro for mowing, yard clean up, and fertilization; Candor Associates for sprinkler maintenance; and River's Edge for Pruning.

Old Business:

There were no continuing business issues.

New Business:

The **Annual Homeowners Meeting** is set for **Saturday, December 9, 10 am**. Location will again be at 1804 Viewcrest Lane. Thank you Gary Teale and Ann Austin for hosting the meeting.

Members are reminded that one Board position will be open for election at the Dec. 9 meeting. Residents are encouraged to consider volunteering for this position. Please contact any Board member if you are interested.

Meeting adjourned at 11:35 am.