



Home Owners Association

1800 S. Viewcrest Lane, Spokane WA 99212

**Carnahan Crest Homeowner's Association
Board meeting Minutes
Saturday, January 10, 2024**

DRAFT

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

Gary Teale moved to approve the Minutes of Nov. 27, 2023. Ted Clark seconded. Minutes were approved.

Treasurers report:

Gary Teale distributed financial reports and noted that the Association is in "great" shape. He noted that the association "ended the year as predicted" and were in good shape. Funds were moved to the Operating Reserve account, but some funds are expected to be used in '24 from the same account.

All contracts are confirmed for '24 and all state and Federal tax documents are filed for the year '23. The association did incur a small Federal Tax charge this year due to increased revenue from the Capital Reserve account at the Credit Union.

Committee Reports:

Architectural Committee: Chair Gene Otto reported that there were no new requests at this time. The column at the Hainsworth residence remains unresolved and the committee understands that they are waiting for contractor input. The unfinished project remains an association concern.

Landscape Committee:

Gary Teale reminded that the association has a \$300 credit for planting materials at Ritter Nursery which needs to be used by this summer. The committee had received recommendations for grass reduction and new plantings from Ritter's last fall but none of them seemed cost effective at this time. It was more expensive to make reductions than to continue "as is" with current watering and mowing.

The Board did ask Landscape committee to make recommendations for spring planting to use the plant credit and to complete some bed areas currently under used or to replace invasive plants.

Board members appointed Ann Austin to chair the Landscape committee for the '24 year and Board Members Ted Clark and Tom Hix will continue as committee members. The Board also reaffirmed Architectural committee members as Gene Otto, chair, and Gary Teale as Board representative.

Old Business:

There were no continuing business issues.

New Business:

Gary Teale proposed that the Board should consider the amount of time that is required for the annual Treasurer's duties, as well as other hours Board Members invest in contract maintenance, or other annual commitments on behalf of the HOA. The Board recommended that Gary keep track of the hours he invests as Treasurer on behalf of the HOA, and other members do the same. A report will be made at a future Board Meeting in '24.

Ted noted that according to Bylaws article 4.2.3 Board Members are prohibited from "paying compensation to Trustees or to officers of the Association for services performed in the conduct of the Association's business" without approval of a majority of the voting power of the Association.

The question is how many hours Board Members spend on behalf of association business each year versus having to pay a Property Management company to do the same. A very rough estimate for Property Management would be about \$600 a month per unit IF we could find a management company that would take this small an association. The obvious "good answer" is to rely on community volunteers to do association business.

Meeting adjourned at 11:35 am.