

Carnahan Crest Home Owners Association

1800 S. Viewcrest Lane, Spokane WA 99212

Carnahan Crest Homesowner's Association Board meeting Minutes Saturday, April 8, 2023

Board Members present: Tom Hix, Gary Teale, Ted Clark. Members present: Ann Austin. The Board meeting was conducted via zoom connections due to distances and illness. Meeting was called to order at 10:05 am.

Consent minutes of January 4, 2023 were approved.

Treasurers report:

Gary Teale had submitted final budget reports via e-mail. Gary noted that we were currently under budget due to weather delays on landscaping services. He expected that we would be back to budget projections with bills coming in later in April. Other than that issue the budget seemed to be routine.

Gary explained that the water repair on the north area was yet to be finished. A temporary pavement patch has been placed until weather allows a permanent paving repair but all water repair issues are complete. Repair work will be charged to reserve funds.

Committee Reports:

Architectural Committee: Chair Gene Otto reported there were no further requests for Architectural consideration at this time.

The Board asked what plans were for the repair of the column at 1808? Gene said owners had indicated they were planning on repair but had not indicated a specific plan or time. The Board asked the committee to follow up and get more information on planned repairs and time of completion.

Landscape Committee:

Tom Hix reported that work was underway, but Arbor Pro had not done some work on homeowner lots. Gary noted that he had already spoken to Arbor Pro and they would be returning to complete HOA work, as well as bill homeowner's separately for work not covered by association contracts. Tom also expressed disappointment that the pruners had already cut back the Forsythia plants this spring (ahead of bloom cycle) and there would be no bloom later May. Pruning on the west berm should be done after the bloom cycle in mid to late May.

Tom also noted that various winter or water repair lawn damages would be addressed as the lawn and sprinkler service begins later this month.

Old Business:

There were no continuing business issues.

New Business:

Ted noted that he had shared with the Board previous e-mail exchanges with the homeowner at 1813 regarding possible water damage that occurred while repair work was being done on the water line near 1810. Tom commented that the owner had reported damage when the water was off and Gary explained that he had conversation about the issues but there was no clear evidence that the issue was related to the service interruption when repair work was being completed.

The Board has asked the homeowner to provide written explanation of the details of the incident and damage so the insurance firm can determine if there is any liability for the HOA. A Board member will follow up with the request for more details.

Ted moved that the meeting adjourn; seconded by Gary Teale.
Meeting adjourned at 10:53.