

With all directors present, the Board Meeting was called to order at 5:35pm. Gil Pierce and Melissa Owens of Rockwood Property Management (RPM) were also present in person. Gil introduced Brandi Gimbel, who was present via Zoom. Brandi will take over management of Ponderosa Ridge as she becomes more familiar with the property.

Homeowner Shelly Gleason was present via Zoom to discuss a recent spike in water pressure that reportedly resulted in a water main break that flooded her home at 8902 N Rosebury Ln. Gil is soliciting proposals to install a regulator at the source and will send a couple vendor resources to Shelly so she may solicit proposals for her specific property.

The Board briefly discussed enforcement of landscaping standards and trailer/boat parking violations. At two visits per month, it's difficult to provide more aggressive enforcement. Board Members are encouraged to report violations accompanied by a picture to help move the enforcement process along. The Board declined to add additional inspections at this time.

Financial reports through 8/31/21 were approved as submitted by RPM.

2022 Budget: Review & Discuss

- As part of budget preparation, Gil is soliciting proposals for landscape services. Greenleaf is unable to staff sufficiently to provide the level of service we're accustomed to and so we're investigating a possible change in contractors.
- A notification will be sent to all owners providing until spring (5/31/22) to trim street adjacent trees for sidewalk clearance. Trees that aren't compliant by the deadline will be trimmed by the HOA, the cost for which will be billed back to the respective homeowners.
- The management fee will be increased from \$4.50/door to \$5/door on the main association but sub-association mgmt. fees will remain the same.
- At present, the snow removal contract provides for service upon 3" of accumulation. To provide for a higher level of service at 1" of accumulation, a sizeable increase will be necessary.
- 2022 proposed assessment rates are as follows:
 - Main = \$33/m (increased \$3/m)
 - Townhomes & Cottages = \$115 (increased \$10/m)
 - Rosebury Commons = \$115 (increased \$10/m)
 - Private Streets = \$145 (increased by \$10/m)
- Reserve maintenance street sealing is scheduled for older streets in 2022.

The proposed 2022 Budget received unanimous Board approval and will be distributed to the membership for ratification.

Board Member Concerns

- Private street homeowners are responsible for trip hazards that exist or develop in sidewalks adjacent to their lot/home. Similar to tree trimming enforcement, the Association will provide a notice to comply and if the work remains incomplete after the deadline, the HOA will affect the repairs and bill back the respective homeowner(s). Gil will collect a per sf price so owners that so

September 30, 2021 at 5:30pm

Board of Directors Meeting Minutes

9205 N Sundance Dr. Spokane, WA 99208



desire will receive economy of scale to perform one large sidewalk repair project rather than owners individually contracting for the work.

- The Board discussed an option to install irrigation on the slope near XX to relieve the burden on adjacent owners. This issue will be tabled.
- Timing of summer BBQ was discussed. An earlier event would limit the possibility of severe smoke impact.
- Gil will provide an update on the ACC request to install a chicken coop.

With no other business brought before the Board, the meeting was adjourned at 7:12pm.

Respectfully submitted by Melissa Owens, CMCA.