

The meeting was called to order at 5:03 pm with all Directors in attendance:
George Shives, Bob Powell, Kathy Cox, Sharon Halstrum, John Hubbard

Also in attendance: Vaughn Dieter of Rockwood PM
Jackie Cox – Homeowner

RATIFY BOARD DECISIONS

- N/A

REVIEW/APPROVE

- Financial Reports through August 2025 were approved with none opposed.

OLD BUSINESS

Seal Coating Update – This project was completed on August 28th and the homeowner that drove through the seal coating was billed back for the extra work that was completed. Next year will have the last phase of the seal coating to be done on the north end of Rosebury Ln and Melrose Ln.

Sidewalk Repairs – Completed on September 12th. This also included doing a select few homes that opted in to doing a cash price with the vendor to repair faulted concrete on homeowner property. Small amount of money allocated for 2026 for small amount of repairs.

NEW BUSINESS

2026 Proposed Budget Conversation –

- 2025 Budget Recap:
 - Dues are projected slightly under budget for the year, due to aged owner balances and prepaid in December for following year
 - Snow removal currently is under budget
 - HOA Party went slightly over budget due to vandalism to the porta potty
 - Insurance costs continue to rise across the state and was seen in 2025
 - Other small variances that have already been presented to the board and approved
- 2026 Proposed Budget:
 - Proposed dues increases of; \$1.50 for Main, \$10 for Townhomes and Cottages, \$5 for Rosebury Commons and \$17 for private streets
 - Landscaping vendor provided 0% increase, where snow saw a 1.5% increase
 - Electricity and water municipality presented 5.15% and 4.9% respectfully.
 - Private streets saw a large overage in water usage and payments in 2025, the board questioned this and approved time for Vaughn to create a water breakdown analysis for the last 2 years.

- Snow removal on Sundance Ln was also brought into questions as Kathy did not think that homeowners on private streets were aware that they are paying to have Sundance Ln plowed. Motion was made to remove from the budget and was voted down 3-1
- Board will table the approval of the budget to be approved via email or special meeting

Firewise Program – There was a meeting held the morning prior to the board meeting where the Firewise program was explained by Nic Jeffries to Kathy and George from the board, along with Vaughn from RPM and Jim Wachowski

- Vaughn was able to build a loose cost breakdown showing that at the current rate of fire fuel mitigation that there would be a total cost of at least \$38,000 to the HOA
 - However there are grant and cost share opportunities that can be used to help lessen the cost. There was a potential of up to \$20,000 in grants from the city of Spokane Fire Department for the 2026 year.
- The board as a whole was unsure if the community was aware of enough of the project.
 - The idea of having the 1st quarter board meeting in person to also hold a Firewise seminar would be a good idea to get the community informed of this project.
 - The board then had a motion and voted unanimously to support having an in person 1st quarter board meeting to then include the Firewise presentation

2026 Event Staffing for Community Party

- Vaughn informed the board that his, or other RPM staff time would no longer be covered within the management of the events and would be billed back if requested to be on site
- The other option being that one of the board members runs the event on site the day of.
- No formal choice was made on this, however the board was understanding of the change

New Bank Account Update

- The RPM financial team is trying to find out if there is something better than our current Live Oaks account to be able to capture further interest bearing dollars for the HOA.
- Vaughn gave the update that at this point we do not have something better within the current banking choices we have.

Snow Removal Communication

- Kathy requested that RPM send out a winter guidelines mailer to help with the issue of homeowners leaving their cars on the streets when we are trying to plow
 - Voted unanimous to have RPM create this email mailer prior to winter

2026 Board of Directors Schedule

- The following is the tentative meeting dates for 2026 Board of Directors meetings and annual meetings
 - 1st Quarter – January 24th 10am – In person
 - Annual Meeting and 2nd Quarter Board Meeting – April 22nd at 5pm in person

- 3rd Quarter Board Meeting – July 15 at 5pm via zoom
- 4th Quarter Board Meeting – October 21st 5pm via zoom

Homeowner Forum

- Jackie Cox expressed that he agrees that we should no longer be paying for the snow removal of Sundance Ln.
- No further homeowner forum

Meeting Adjourned

- 7:17pm

Respectfully submitted,
Rockwood Property Management