

In attendance: Vaughn Dieter, Community Manager, Rockwood Property Management
Board of Directors: Jodi Rose, Bob Powell, George Shives, Kathy Vox

Having achieved quorum through the collection of 63 Proxy Ballots, the Annual Membership Meeting was called to order at 5:07 pm.

Election of Directors

With two positions open for election and no one on the ballot, the floor was opened up for member nominations. The following nominations were made from the floor: John Hubbard and Sharon Halstrom

The nominees were offered the opportunity to introduce themselves and accepted the nomination.

John Hubbard and Sharon Halstrom were all elected to serve two-year terms.

Financial Report

Monthly financial reports are available on the website along with the prior year actual income/expenses and the ratified 2025 Budget. The Board of Directors is provided with a monthly financial packet that includes variance explanations, bank statements, CC&R Violation reports and aging reports.

Main Association – We came in under budget by \$550 mainly due to less snow events for the calendar year of 2024. We saw an increased need for mowing as we had an early spring in 2024, started mowing 3 weeks early with an overage of about \$4,700 We were also able to save around \$1,400 on fertilizing by using cinch bug spray which resulted in only needing one booster instead of 2.

Townhomes and Cottages – Came in under budget by \$5,600, where most of that came from having almost no snow events that required snow removal services. We did see over budget in the mowing line item and then small under budget variances for the spraying and planter bed services.

Rosebury Commons- We ended at \$1,010 over budget for the year, this is largely due to the snow removal services as Rosebury Commons has a 1” trigger for services. There was savings in the area of planter bed maintenance as there was less need for follow-up services this year.

Private Streets – We came in under budget by \$33,600, most of this is attributable to the billing error by the city of Spokane at the end of 2023, where we started the year with a large credit on the account. The other under budget amount again was the snow removal services for the private street homes, where we had considerably less snow events than budgeted for in the calendar year.

New Business

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- The members present adopted the 2024 Annual Meeting Minutes, available on the website.
 - IRS Revenue Ruling 70-604 was unanimously adopted by the members present. Any excess income at 2025 year-end will offset future expenses. The HOA's CPA is authorized to select whichever tax form is most advantageous for the annual filing.

Community Update

Annual Party planning is in progress and will be similar to last year's party.

We continue to do seal coating as the Board has approved doing 2 areas this year. We will be doing Rosebury Lane all the way down to Linden Lane. This will be a 2 stage process starting with Linden and then Rosebury.

We will continue to take care of any sidewalk hazards that are labeled under the Spokane County Code for trip hazards for sidewalk. That is a capital expenditure within the community as well that we just try to make to maintain safe walking ability on any HOA maintained sidewalks. Owners are encouraged to report any sidewalks that appear uneven or pitched up to the HOA.

We replaced the no turnaround sign for the cottages. They are green now.

The DNR of Eastern Washington reached out to us and they are going to be doing a fire fuel check for our embankment on the west side of our community. They will be going through there and helping us better understand our risk. I've worked pretty closely with Jamie Roenbach from the DNR and they're actually doing a whole bunch of area to the west of our community. So you might see some of them walking down on the hill or in some of our common spaces where we've got the natural wooded area just to better understand if we have any fire fuel risk within our community.

Committee Reports

There are no committees formed at this time but members that are interested in volunteering should contact RPM.

Member Forum

Member Question: *In regards to the sealing, how is it decided which roads are done?*

Vaughn's response: We're almost done. We have to do all the private streets. The sealing is set forth within our reserve study. An engineer comes out to assess those areas that need to be done within these many years. Usually we'll get done with this we'll wait about three years and then we'll start evaluating year in and year out after that too. Once you get a real good seal coat done, a lot of the times you don't have to come back and do a full job.

Member Question: *If DNR identifies unhealthy trees along the ridge, what happens?*

Vaughn's response: They are not so much looking for unhealthy trees as they are looking for things like ladder fuel, poor mitigation tactics, or anything that increase the chance of a fire. However, if they do see something like a deceased tree then that would be removed as an HOA expense. The DNR may be able to offer grants to help nonprofits.

Member Question: *Does the HOA inspection specialist look at trees that have overgrown on to the sidewalk?*

Vaughn's response: We do but it's a little more complex because we don't have verbiage in our CC&Rs that say you have to abide by Spokane County clearance of eight feet on sidewalks and 10 on roadways. That is something that we've sent out letters and mailers on before. It's up to the Board on how they want to enforce that. If they want to make it a violation and put it under the landscaping section, we can do that. It's just not something that's been, as of now set forth as something that they've wanted to have as enforceable. We've relied on sending out a form letter around this time or fall, usually try to do it in fall for dormancy pruning as it's usually the healthiest time to prune a tree. In the letter we ask you just go out and trim your trees up make sure they look good, nip any suckers off and things like.

With no other business rightfully brought before the members, the meeting was adjourned at 6:48 pm.

Respectfully submitted,
Rockwood Property Management