

Jesse's Bluff Homeowners Association
Minutes
September 14, 2009, 6:30PM
10016 N Cochran Road

Present were Justin Chipley, Wendy Allen, LeLola Scales, John Gunn and Kyle Lundy.
Absent was Dale McHargue.

The meeting was called or order at 6:30PM by President Justin Chipley.

Minutes

The minutes from the July 28 meeting were reviewed and approved.

Dues Report

99 letters were sent out August 10 for outstanding dues. To date thirty homes are outstanding for a balance due of \$6,552.50

A second letter to those still owing will be sent.

Block Watch

LeLola reported that Charlene Mount, 2815 Westover, has agreed to head up the project. She will work with Neighborhood Watch Coordinator Diana Somerville.

Contact Diana @ 477-3055 or dsomerville@spokanesherriff.org

Treasurer

2009 Budget - Income to date is \$32,973.04, expenditures are \$17,355.75, for a current balance to date of \$15,617.29. Water expenses are \$3,934.93, electricity expenses are \$1,783.23, landscaping expenses are \$5,265.15, snow plowing expenses are \$5750.50, mailing is \$140.02, \$200 for accounting, and miscellaneous expenses are \$281.92. Projected income for 2009 is \$25,645.21

Kyle reported that backflow valves for landscaping will need inspection prevention this fall at an estimated cost of \$250-\$300. He will contact Keith's Landscaping for an estimate. The board moved to have the inspection done and approved the expense as stated by Kyle.

2010 Budget - Estimated income is \$26,212.23 based on 150 homeowners. Expenses are projected to increase 10% across the board. Justin will look into liability insurance for board members. Estimates so far are coming in at \$2,500/yr.

Checking Account Signature Cards - Justin and LeLola signed paperwork to be added to the checking account.

The board moved to require board approval for all expenses over \$100.

Architectural Committee

Wendy Allen has replaced John Gunn on the architectural committee.

Street Light Replacement - Avista repaired street lamplights at 2600 Hawthorne, 2800 Hawthorne, 10524 Alberta and 2800 Lindeke. The board asked that a letter be sent to

realtor, Michelle Baker, regarding a "For Sale" sign obstructing the view at Hawthorne and Five Mile Road. The sign violates 4.5 of the CCRs.

Weeds at Rogers and Five Mile Road entrance - There is concern with the weed strip where there is no grass or sprinkler system between the sidewalk and Five Mile Road near the Rogers entrance to Jesse's Bluff. Kyle will talk to homeowners living behind that area in Jesse's Ct to see if they would let us tap into their water to install sprinkler lines next spring. The homeowner agreeing will be allowed free dues for using their water line. Kyle will get a quote from Keith's Landscaping for that work.

Old Business

Front Yard Landscaping - Justin reported that new owner landscaping letters sent to 2830 Westover, 2524 Juliann Ct, 9916 N Alberta Ct, and 10220 N Cochran have been followed up on. Everyone has agreed to complete their front lawns in a timely manner. Progress will be monitored.

County Snow Plowing - Homeowners will be informed that the county will require all cars, RVs, trailers, basketball hoops, etc. to be moved from streets for snow plowing this winter.

Incorporation - John is working on the incorporation papers and will report back at the next meeting. The board moved to have him be our Legal Research person. It was moved that Wendy Allen fill the vacant spot on the Architectural Committee. The board approved.

Developer Letter - A letter will be sent to Buster Heitman regarding his participation as developer in clearing his lots still for sale, planting trees that have died on Five Mile Road, explaining outstanding HOA dues, etc.

New Business

Website – Email access for all board members will be set up by Kyle. This will allow everyone to read all emails that are sent to our site for replies.

Homeowners General Meeting Planned

The board will host a neighborhood meeting mid-October at Prairie View Elementary depending on availability of the school commons room. The board will introduce themselves, update homeowners on the work the new association is doing, review the progress and dreams we have for Jesse's Bluff, and welcome positive input and support from residents.

President, Justin Chipley, adjourned the meeting at 8:05PM.

Respectfully submitted,
LeLola Scales, Secretary

Justin Chipley, President