

Copper Basin Meeting
April 6, 2012
10608 N Alberta Rd

A meeting was held with Copper Basin Construction, Inc. president, Steve White, April 6, 2012 at 2:00 PM. Agenda items were discussion of Architectural Design Guidelines and Copper Basin plans to build on the properties purchased from Washington Trust Bank February 27, 2012 (14 lots within 1st and 2nd Additions, 18 platted lots within 3rd Addition, and a 9 acre unplatted parcel in the 3rd Addition).

HOA board members Bob Panther, Wendy Allen, and Paul Scales were present. Steve White was present representing Copper Basin.

The Board members welcomed Steve and informed him that the purpose of the meeting was to discuss mutual concerns regarding the lands purchased by Copper Basin, to inform him of the JBHOA Architectural Committee approval process, and to answer any questions he may have regarding the Architectural Guidelines. Mr. White asked if the Guidelines were different from the CC&Rs. Board members brought up the fact that there were more than one set of CC&Rs. Mr. White seemed to have a basic understanding of construction requirements, but made it clear that he did not want Copper Basin to be singled out with regard to compliance, and even mentioned vandalism on some of their homes that occurred during construction. He then presented documentation that Copper Basin had assumed the role of Declarant for the properties as of February 29, 2012

Steve indicated that Copper Basin would be willing to provide the Architectural Committee some general information for lots they build on (style, color, etc.), but because they are the Declarant, he stated they were not willing nor required to provide the level of detail that the Board sought in its approval process as outlined in the Guidelines. Bob told him that Paul would be the tentative contact point for sending any and all information. Copper Basin's contact will be James@Copperbasin.com. He also agreed to provide documentation of a completed master geotechnical report, the 3rd amendment to the CC&Rs, and any other pertinent documents that may be helpful to the Board.

Steve indicated that they do not plan to concentrate too much yet on the 3rd Addition, as there is still much infrastructure work to complete (roads, sidewalks, etc.). He said that the 9-acre parcel has a preliminary plat showing 29 lots (parcel # 26132.9114). When asked about the large drainage swale, he said that Spokane County had informed them that the current swale is not functional and will need to be re-done to meet county codes of performance. The board expressed their preference for a low-maintenance approach when vegetating the area.

There are no plans to build a model home. Steve stated that Copper Basin prefers to build on a purchase-driven basis, rather than building spec homes.

The board informed Steve of a drainage concern in the roadway in front of the mailbox at 2605 W Graves Rd. They also informed him of some known drainage issues on two lots they now own on Lindeke Court.

Meeting was adjourned at 3:30PM.

Respectfully Submitted,
LeLola Scales, Secretary