

Jesse's Bluff HOA Quarterly Board Meeting
Monday, July 14, 2014—6:30 PM
44 E. Hawthorne Rd.

Board Members present were Tim McCandless, Cindy Thiel, Steve Allen, and Daryl Alvernaz. Alex Ganea was absent, and Patty Webster arrived at 8:05.

Call to Order—Tim McCandless called the meeting to order at 6:37 PM.

Secretary Report—Cindy Thiel

Minutes of the April 14, 2014 quarterly board meeting were approved.

The CC&R Fine Schedule was revised to request contact through the Gmail address rather than the website (Closed).

Sprinkler system instructions were provided to Daryl Alvernaz on 4/16/14, and Daryl completed a walkthrough of the system with Paul Scales (Closed).

Property closings since our last quarterly board meeting (Report from LeLola Scales):

10414 N. Alberta Circle
9804 N. Jesse Ct.
10503 N. Alberta Circle

Two notices of foreclosure have been received since the last quarterly board meeting (Report from LeLola Scales):

10221 N. Milton Ct.
2631 W. Westover Rd. (notice received today)

Treasurer Report—Steve Allen

Checking Account

Balance Jan. 1, 2014	\$ 22,310.37
Deposits to date	33,570.72
Expenses to date	(7439.06)
Transfers (Reserve Fund)	<u>5,000.00</u>
Balance to date	\$ 43,442.03

Reserve Funds (STCU MMA)

Balance Jan. 1, 2014	\$ 37,563.48
Deposits	5,000.00
Interest Earned	51.36
Withdrawals	<u>0.00</u>
Balance to Date	\$ 42,614.84

Six liens were filed with the Spokane County Clerk on April 16, 2014

10218 N. Cochran Rd. \$303.46 (\$194.26 payment received 4/17/14)
2811 W. Graves Rd. \$303.46 (\$194.26 payment received 4/24/14)
2707 W. Graves Rd. \$303.46 (in foreclosure after filing)
2631 W. Westover Rd. \$303.46 (in foreclosure after filing)
2619 W. Hawthorne Rd. \$303.46

Account reconciliation was given to Daryl Alvernaz for independent audit.

Committee Reports

Architectural Committee—Daryl Alvernaz and Steve Allen

Architectural approval was given for the following:

10010 Lindeke Ct. detached garage

9910 N. Alberta Ct. shed

2522 Juliann Ct. vinyl fence

2711 Graves Rd. finish existing garage structure in rear

2810 Westover Rd. shed and attached pergola

10609 N. Alberta Rd. replace driveway, add underlying heat element

2815 W. Graves Rd. shed

2820 W. Hawthorne Rd. two separate in-line sheds

2522 Juliann Ct. (2nd request this period) patio shade structure

2516 Juliann Ct. vinyl fence

The shed constructed at 10207 N Cochran Rd. without architectural committee approval does not meet county setback requirements and was disapproved by the prior board. No change will be made to that decision.

Landscape Committee—Daryl Alvernaz (Report from Paul Scales)

Innovative Lawn & Landscape, the contracted landscape company, has been mowing and maintaining entrance area beds per their contract, and completed the spring cleanup and sprinkler startup/adjustments. Minor concerns have been addressed in a timely manner.

Water usage for June was higher than last year due to lack of precipitation. Daryl Alvernaz will contact the City to make sure the meter reading was correct and that there are no leaks in the City lines.

Paul Scales has been monitoring the areas re-seeded by NW pipeline. There is some grass interspersed with the weeds, but the stand of grass is not as robust as anticipated. Paul Scales has followed up with NW Pipeline. They have contracted with a local landscaping company to spray in the fall. This will likely not result in a robust stand of grass, but it is our last opportunity for remedy from NW Pipeline.

Paul Scales drafted a letter for future owners of the home at 2814 W. Westover Rd. It will be delivered at closing, whenever that may occur (Closed).

Paul Scales modified the control box settings for the Five Mile swale, and they are filed in the official HOA files. Daryl Alvernaz has a copy for reference.

Tim McCandless will update the list of properties that do not have trees planted in the street strips. The plan is to send letters to the homeowners as a courtesy, before fines are imposed.

Legal Committee—Tim McCandless

See Old Business (Status of lawsuit Copper Basin Construction vs. Dan Oehler)

The board has been notified that a settlement has been agreed to, but final documents of the settlement have not been executed.

The board accepted the resignation of Dan Oehler, via letter dated 7/12/2014, received by our attorney, Steve Anderson. Tim will ask our attorney if the board needs to accept the resignation in writing.

Motion was made and passed to pay attorney Steve Anderson the \$810 he billed for his services.

The Directors and Officers insurance policy will not be renewed by State Farm due to “claims activity” related to Copper Basin Construction vs. Daniel Oehler. Cindy is researching options with other companies, but the premiums are likely to dramatically increase, if we can obtain coverage,

CC&R Compliance—Cindy Thiel and Alex Ganea

The following complaints were addressed:

2519 W. Howesdale Ct. Travel trailer stored in driveway-resolved

2619 W. Hawthorne Rd. Front lawn overgrown with weeds. No reply received after two contacts, and home appears to be unoccupied. Motion was made and approved to start fines and notify the County Noxious Weed Control Board.

10215 N. Lindeke Rd. Front yard weeds, dumpster, and portable outhouse. House is unoccupied and under construction to repair fire damage. Dumpster was removed and portable outhouse was relocated after initial contact with homeowner, but weeds are still present. Motion was made and approved to contact owners once again to address weed overgrowth. They will be fined if they fail to comply.

10618 N. Alberta Rd. No front yard landscaping. Home has been complete and occupied since November 2013. Landscaping has now been started.

2523 W. Hawthorne Rd. Weeds, debris in vacant lot. Owners cleaned lot.

The bulk email to homeowners reminded them of the requirement to store garbage and recycling bins out of sight. Several homeowners have not complied. Motion was made

and passed to send courtesy letters to the homeowners to remind them of the requirement prior to initiating fines.

Per the County Traffic engineer, basketball hoops in the roadway fall under the Public Nuisance code. They are not specifically addressed in our CC&R's, but violate RCW 966.010.

Neighborhood Watch—Cindy Thiel (Report from LeLola Scales)

March 28, 2014—Garage door was found open by homeowners in the morning. The homeowners specifically remember closing the door the night before. The Liftmaster representative said the openers would be very difficult to “hack” due to security features. LeLola and Kathy sent an email describing the problem, as well as possible precautions to take to prevent unwanted opening of garage doors, to all homeowners. No further problems have been reported to the board, however, Patty stated that her neighbor's remote was opening her garage door. She and her neighbor have resolved the problem.

June 12, 2014—Several homeowners reported vandalism to their property. The parties responsible for the damage have not been located.

June 13, 2014—Newly installed decorative curbing destroyed. Responsible parties have not been located.

July 18, 2014—A dog from 9803 N. Alberta Ct. ran after walkers with kids in strollers and on bikes. No one was hurt.

Old Business

Concurrence of four board members for committee action—Cindy Thiel

Previous board members adopted this policy although it is not required by our bylaws. Motion was made and passed to seek board concurrence for issues that do not clearly fall within CC&R, Landscape, or Architectural guidelines, when committee members feel uncomfortable about making independent decisions.

Report on Meeting with Steve White (Copper Basin Construction)—Tim McCandless

Safety issues had been previously addressed with former board president Sanjay Logani. The issue of construction trash accumulating and blowing around the neighborhood was addressed. Mr. White said that subcontractors are required by contract to clean up their trash on a daily basis. Tim is to email Mr. White if the problem continues.

New Business

Neighborhood Yard Sale—Patty Webster

Patty attempted to contact the sister of a homeowner, who had volunteered to help

organize a neighborhood yard sale. Her phone calls were not returned. She will try to contact this individual, and suggested sometime right before school starts to schedule the sale.

Weeds/Landscaping at East Entrance and Rogers Rd. Mailboxes—Patty Webster

Weeds in these areas present an unattractive first impression for people entering our subdivision. Tim lives across the street, and volunteered to speak to the homeowners about upkeep of the street strips and mailbox areas.

Sign-In Sheet for Visitors to Board Meetings—Daryl Alvernaz

Motion was made and passed to require visitors to board meetings to provide their name and address.

Use of Executive Session for Sensitive Matters—Daryl Alvernaz

Motion was made but not passed, to utilize executive session for discussion of sensitive matters, if visitors are present. The prevailing opinion was that actions of the board should be transparent to homeowners.

Suggestions for more timely action on pressing matters—Daryl Alvernaz

Item was withdrawn from discussion.

Next Meeting Date—October 27, 2014, 6:30PM.

Adjournment—The meeting was adjourned at 8:25.

Respectfully submitted,

Cindy Thiel, Secretary

Tim McCandless, President