

Jesse's Bluff HOA Board Meeting
Monday October 12, 2015—6:30 PM
Northside YMCA – 10727 N. Newport Highway

Board members present were Cindy Thiel, Steve Allen, Daryl Alvernaz, Patty Webster, Sanjay Logani and Mark Thies. Mike Workman was absent.

Cindy Thiel called the meeting to order at 6:40 PM.

Secretary Report – Mark Thies

Minutes from the July 13, 2015 meeting were reviewed and approved.

Treasurer Report—Steve Allen

Checking Account

Balance Jan. 1, 2015	\$ 26,984.80
Deposits to date	33,951.20
Expenses to date	(34681.94)
Transfers (Reserve Fund)	<u>(5,000.00)</u>
Balance to date	\$ 26,254.06

Reserve Funds (STCU MMA)

Balance Jan. 1, 2014	\$ 42,668.57
Deposits	5,000.00
Interest Earned	84.48
Withdrawals	<u>0.00</u>
Balance to Date	\$ 47,753.05

Deposits to the WA Trust account include \$70.00 in late fees and interest collected from homeowners. Deposits also include Liens collected of \$916.12.

There were no new liens filed this quarter. The total amount of liens outstanding for all years is \$5,598.64.

A motion was made, seconded and approved to file a lien for clean-up costs for \$145 for the property at 10215 Lindeke.

There were eight property closings during this 3rd quarter of 2015.

Committee Reports:

Architectural Committee—Daryl Alvernaz, Sanjay Logani and Steve Allen

Architectural approval was given for the following:

One vinyl fence extension:	Steve Allen abstained and Cindy Thiel voted approval as this was Steve's residence
Two patio projects	
One shed request	

All paperwork is on file with the committee.

Landscape Committee—Daryl Alvernaz

Discussed continued waiver of dues for certain residences for 2016 related to irrigation of “South Five Mile strip”. To the extent that the homeowner does not own the land, it was determined to be appropriate to continue to provide the credit to the homeowner.

The committee did not receive any noxious weed notice from the county but was also not able to have the two parcels in Alberta Court (at the rear of the school) mowed as previously planned with the county due to debris on the property. Mowing these two parcels will need to be addressed in 2016.

The city shut off water to the swales as of October 9, and the lines will be blown out soon.

In the future we will look at alternatives to reimbursement of dues for watering common areas. Such alternatives may include sub-metering and pricing separate metering infrastructure. The committee will contact Dale Seagle, White Diamond to discuss.

Legal Committee – Cindy Thiel

There is a discrepancy between the CC&R's posted on the Jesse's Bluff website, vs. at least some of the board members' notebooks. We should use the online versions, since this is the information provided to new homeowners at closing.

Letters were sent to homeowners at [2509 N. Hawthorne Rd. and 10215 N. Lindeke Rd.](#) to recoup fees paid to lawn service for mowing weeds. No reply was received from the Hawthorne homeowners, and the home is now in foreclosure. The Lindeke homeowners sent a certified letter refusing to pay, claiming they had been regularly maintaining the yard. The board sent a certified letter, refuting their claims, and supported by photos. The homeowners refused to accept the letter. The debt will be 45 days past due [on October 15](#). The original letter stated that a lien would be filed if the debt was not paid within 30 days. A motion was made, seconded and passed to file a lien on these properties.

The Board sent a letter to John Runyan after the last board meeting, asking him to comply with landscaping requirements, and to address the issue of drainage of his lot into the swale. He has complied with both.

The HOA Package and Directors and Officers policies have been renewed.

State Farm has closed their file on Copper Basin vs. Daniel Oehler. The HOA has paid the remaining balance of our deductible, \$127 to State Farm. The total deductible was \$1000.

CC&R Compliance—Patty Webster/Mike Workman/Steve Allen

The following notice was issued:

4-1-2015 9916 N Alberta- 4-1-2015- Unsightly Lot -Owner complied

4-1-2015 2609 W Jared 4-1- Barking dogs

4-4-2015 2609 W Jared- Barking Dog Florida Mailing Location- Renters have complied

4-6-2015 2619 Hawthorne- Weeds- Still in non-compliance- Not in foreclosure-however unsightly

4-8-2015 10215 N. Lindeke- Weeds- still in non-compliance- not in foreclosure-however unsightly

4-24-2015 2830 Westover- landscaping- weeds and trash- Home owner complied

5-16-2015 2704 W Hawthorne- Trailer – Homeowner complied

7-30-2015 2516 W Jared Ct- Trailer stored – Sent to address

7-30-2015 2516 W Jared Ct- Trailer Stored- Sent to 19009 Little Spokane

8-3-2015 2830 Westover- Landscaping- strips facing Rogers- Requesting meeting-

8-24-2015 9824 N Jesses Ct.- Landscaping strips facing Rogers-Requesting meeting-

8-31-2015 2516 W Jared Ct- Trailer stored – Sent to address

8-31-2015 2516 W Jared Ct- Trailer Stored- Sent to 19009 Little Spokane- Owner complied

We also received complaint about weeds in a backyard on Graves Rd- No notice sent, did not meet standard. Trailer on Westover Rd. Trailer was moved when I went to check. Barking dog- referred to Spokanimal.

Old Business:

Report on Meeting with Dale Seagle (White Diamond Construction) —Cindy Thiel

Cindy Thiel met with Mr. Seagle. A sales trailer was moved into place and the area will be well maintained. The current plan is to sell and build on about half of the remaining lots, then Steve White will develop the interior lots bordering Alberta Circle and Howesdale and White Diamond will build on them.

Mr. Seagle indicated that White Diamond is buying the lots for each home as he sell or put up specs. Copper Basin owns all and is still the declarant. All of the homes White Diamond will be building are from Copper Basin plans.

Steve White is going to finish the swale on Alberta Circle this summer when their landscaper is freed up from spring work. A sidewalk will connect to the sidewalk on the bordering lots.

Hiring HOA Management Company – Daryl Alvernaz

The board has been exploring the possibility of hiring a HOA management company, due to the difficulty in recruiting board members, and the time demands of administrative tasks. In the April and July meetings, the board met with representatives of two firms providing such services. Daryl Alvernaz contacted references and reported back to the Board.

The Board then discussed the benefits and costs of hiring a management company and determined that it was in the best interests of the HOA to hire a management company. A motion was made, seconded and passed to hire HOA Management Services, LLC.

Old Business:

HOA Records Storage – Cindy Thiel

The board deferred determining a course of action to a future meeting. (Open – Cindy Thiel)

Request to Revise/Replace CC&R's – Cindy Thiel

Board members reviewed the discussion from the July meeting and determined no further action is warranted at this time.

Next meeting: Monday, January 11, 2016 at 6:30 pm.

The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Mark Thies, Secretary

Cindy Thiel, President