

Lyons Park Association Meeting
May 25, 2005
Meeting called to order 7:05 PM

Introduction:

Jason, Trudi and Charity

Review 2004 Budget:

Jason explained that refuse bill was taken over by the Association and paid through dues. Lyons is on one water master meter. The water, sewer and garbage is paid through dues. \$75.00 is a better rate than most in Spokane. The average City owner pays 150/ month in summer to 50/mo in winter.

Water sewer and garbage rates through the City have all increased this year due to fuel charges and other expenses. Storm water is a new charge that comes from the City. It is a charge for all storm water systems Citywide.

Street light needs to be installed at Lyons and Capri..very dark.

Will there be a street light in cul-de-sac on Vanetta?

Ratify 2005 Budget:

Dues increase this year due to w/s/g increase and inflation. Dues will increase by \$5.00 per month. Money that is in the Association account will remain in the account. Jason explained that surplus will be used elsewhere to benefit the Association.

Costs for construction, materials have escalated extremely in the past year.

Greenstone has been discouraging buyers who are purchasing homes to use as rentals. The state law requires a owner occupied or non-owner occupied box must be checked when purchasing. If non-owner is checked GS will not accept it. GS has turned down investors that want to purchase 25 houses at a time. Cannot control resales but GS highly discourages non-owner occupied purchasers.

Parking on the street is always a concern. Lyons is comprised of private streets however street parking is allowed unless it is abused by parking abandon vehicles and recreational vehicles.

Motion to Ratify 2005 budget, motion is seconded, all in favor none opposed.

This year it is time to ask for 2 volunteers to join the board of directors with 3 GS employees remaining on the board. Next year hopefully will be 4 and 1 or 5 and none.

Rules and Regulations are in the process of being created and approved by the board.

This will help enforce the Covenants and Architectural Guidelines. Owners will be notified appropriately and will be expected to follow the Covenants or strict enforcement will be forced upon them, such as fines and liens.

The Collection Policy will be enforced as of July 1, 2005. Late charge will be charged as well as interest for each month delinquent. 500 exceeded lien will be placed. 1000 exceeded home will be foreclosed upon. GS will take every effort to work with owners before any lien or foreclosure takes place.

Fine system will be a series of 3 notices then a fine will be charged. Will give owners every effort to make changes however this will protect those who care.

When violation is reported GS checks to verify problem and a takes digital picture. County will no longer allow to file lien against property for Cov. Violation. That is when this new system will be put in place and violations will be corrected with the fine system.

Homeowner spoke and thought traffic problem in Lyons park is very terrible. Lights are needed stop signs are needed. Follow up with Traffic Dept. regarding traffic, GS followed many times already in the past. GS does not control traffic City requires certain locations of stop sign, street lights etc. Who sets speed limit on private streets? Change speed limit on Capri to 20MPH. Gs will look into having this changed.

Traffic calming devices are being used such as street trees, swales etc. When trees mature will more than likely deter people from speeding.

Employees with Greenstone have been speeding through the neighborhood. Jason advised owners to contact police and then contact GS. License numbers are helpful or the name on the vehicle and a personal call will be made to the owner of that Company from the owner of GS.

Jason advised owners to contact GS if they see violations.

Sign being placed in common area at Perry, where Perry was vacated. GS will have these signs removed when they are seen and when they are reported to GS. Was asked if grass can be removed at tree planting strip. GS does not allow this for the health of the trees and the aesthetic appeal of the street.

Motion to approve Collection Policy, seconded, all in favor none opposed.

Caulking issue update. Bostik is the manufacturer and have approved to re-caulk and repaint. 75 homes were affected by this and all we hope to have taken care of this season. There is one crew taking care of all these homes because we want it taken care of correctly.

6907 Capri needs to be on caulking list.

6707 Capri confirm on list

6801 Capri add to caulking Madelyne Schultz – 484-2611

1633 Devoe – Josh Fischer – 487-3970

Animals how many are allowed in Association. 2 dogs 2 cats. GS is not police and cannot control barking animals and theft issues etc. Neighbors are encouraged to solve problems between neighbors or contact police or animal control.

What is the possibility of extending fence along Lyons and private Park..to enclose park or blocking off from traffic. Jason will look into this.

2 years is the estimated build out at this time.

Meeting Adjourned 8:30