



Board Meeting

Minutes

April 20, 2009

Called Meeting to order at 7:11 pm

Location: Home of Jan Goehner

In attendance: Sheryl Pierson, Chad Martin, Steve Marque, Jan Goehner and Carlette Moore (Association Manager)

Quorum established

Topics of Discussion

- Light on Napa
 - Cost for light would be \$990.17
 - Saved \$450 on mowing by pre-paying so final cost coming out of reserve would be less than \$600
 - Board agrees this is a safety issue that needs to be addressed
 - Board voted all in favor of taking money from reserve to pay for light installation

- Camera on Pole
 - During the meeting at the COP shop regarding Block Watch it was mentioned that there may be drug dealing on the corner of Napa and Vanetta
 - Management company has access to a still photo security camera and will place it on a pole in the area to watch activity
 - Will test this for 30-60 days and access whether it's a good idea for association to buy a camera of their own

- Plowing
 - City has updated snow plow map
 - All good for 2009-2010 Season
 - Snow removal cost is already at \$3179 for year. May need special assessment to cover overage for private side. This will be addressed later in the year
 - A reminder letter will go out in the fall about clearing Fire Hydrants of snow as well as mailboxes
 - Will address purchase of Fire hydrant markers for private side, in the fall

- Retaining Wall
 - Retaining wall between Vanetta and Beacon (Tract C) was bid out for repair at \$7065.50 with tax
 - This would include taking down existing retaining wall, place filter fabric, restack rocks, fix grass and re-seed as needed

- Chad asked to find out who the original contractor was and talk to them about warranty and time frame and also see how long filter fabric is guaranteed
- Looking into cost of keystone bricks as possible option

- Rules and Regulations Amendment
 - Updated Rules and Regulations were put together by Carlette with Rockwood Property Management
 - Board went through and made a couple small modifications
 - Carlette will update and send copy to Board for final approval
 - Rules and Regulations will be posted to web once approved and brought to annual meeting

- Annual Meeting
 - Annual meeting scheduled for May 18th at the North Spokane Library
 - Because Cliff P (Board position 1) has not attended any meetings, he has been removed from the board by unanimous vote of the board
 - Will be Voting on Position 1, 4 & 5. Jan Goehner (position 4) and Chad Martin (position 5) will be running again
 - Will call water department and see if we can get a speaker to talk about water consumption
 - Post annual board meeting scheduled for June 15th

- Other Business
 - Swales need to be assessed for repair this spring
 - Watering schedule will be addressed by Management Company. Re-wiring will be required to fix the timing issue right now
 - Steve would like to see grates put on the large pipes in the park. Carlette will look into cost of having this done
 - Steve called in late last fall about a missing cover in the park and it was ordered but not sure it was replaced. Carlette will have Tom (maintenance manager for Rockwood PM) look and confirm it was replaced.

- Adjourned meeting at 10:00 pm

Recorded by: Carlette Moore (Association Manager, Rockwood Property Management)

Approved by Board on April 27th, 2009:

Signature on File

Sheryl Pierson, President