

Windsor Ridge 2017 Annual HOA Meeting Minutes

Meeting called to order by Michael Heinritz, President WR HOA at 6:30pm. Meeting held at Central Valley High School located at 821 S. Sullivan Rd., Spokane Valley, Washington.

Items Covered

1. Board Projects and Action Items addressed during 2016
 - Chapman Road Subdivision Fence removal and replacement. Completed
 - Swale access road unauthorized use by off-road and other vehicles. Addressed.
 - i. Installed No-trespassing signs along road
 - ii. Removed liability by installing No-trespassing signage
 - Discussed resident ARC requests for 2016. Approved 16 requests.
 - Discussed resident CCR violations for 2016. Resolved 14 issues. Down by 8 from 2015.
 - Mentioned 2 Street Light Repair requests to Vera Water & Power.
 - Reviewed neighborhood street and sidewalk repair efforts through County.
 - Swale cleanup and repair project discussed.
2. Reviewed proposed 2017 HOA Board projects.
 - By Law and CCR Amendment project. Spring/Summer. Will be addressing meeting Quorum requirements and other sections that need modification as Windsor Ridge matures and changes.
 - Spring Newsletter will be published.
 - Potential Blockage of Swale Access Road by installing Bollards and Chain at both end of road.
 - Resident House Number and Post Light repair project. As of meeting date, 36 homes (34%) and yard lights that are out; and, 54 homes (59%) have house number lights that are out. Needs improvement.
3. Morningside Park Status.
 - Question raised by resident. Discussed current status and how HOA arrived at its decision.
4. WR / Galaxy Court Neighborhood Park repairs and improvement efforts.
 - Discussed actions taken in 2015 to address drainage and broken irrigation system.
 - Will address new improvements during 2017 to include drainage under playground equipment and installation of new "soft fall" materials under playground equipment.
5. 2016 Budget Review – Dwayne Tofell (Board Treasurer).
 - Transfer Fees collected on 10 homes sold in WR during 2016.
 - 2016 Common Area maintenance charges reviewed.
 - \$1300 for Fence removal along Chapman Road esplanade
 - Water & Electricity charges - \$1300
 - HOAS Management Fees - \$7,000
 - Director & Officers Insurance Charges - \$1200
 - HOA Liability Insurance - \$1600
6. Morningside Development Update – Lance Ficklin / HOAS
 - 40 acres east of Windsor Ridge. Owned by Rich Dahm, and should see beginning of development within 24 months.
 - Brigadoon/Morningside Heights 5th – largely Camden Homes & Viking Homes 40+ sites developed and under development.
 - Selkirk Estates – owned by Jarvis trust containing 130+ lots at bottom of Chapman is in development w/County. It has been proposed and awaiting final approval. Gravel pit on north side of Chapman will be removed.
 - No final decision or word on widening of Chapman between Windsor Ridge and Barker Rd.
7. Sheriff dept. briefing from officer Westlake
 - Statistics on crime in Windsor Ridge are low. He requests any resident seeing something out of the ordinary to call Crime Check. Especially any "auto break-in".

- Most home break-ins occur between 11:00am – 2:00pm. Car prowling occurs between 2:00a – 5:00a.
 - Speeding issues on Chapman occur all day. We can request speed monitor signs from Scope office.
 - Requests residents keep exterior house lights be kept on all night.
8. 2017 Board Members.
- 2016 Board was unanimously re-elected again for 2017.
 - Additional Board Member added – Ernie Richardson. Needed 5th member to have enough to break any ties on issues during year.
9. Snow Removal from sidewalks adjacent or in-front-of homes.
- Residents should keep their sidewalks cleared.
 - Thanks to Ernie and Barb Richardson, and Dave Westlake for doing more than their share.
10. 2017 Budget Discussion – Dwayne Tofell
- 2017 Budget approved
 - Assessments not raised for 2017. Applause received.
 - WR neighborhood park needs attention. Money is available and Board will address during 2017.
 - Added to WR Reserve account.

Meeting adjourned.