

Q3 Windsor Ridge HOA BOARD MEETING

September 24, 2015

➤ ATTENDEES

Mike Heinritz
Dwayne Tofell
Dave Jones
German Aguilar

➤ Old Business

- CCR Update Project – Completed. Attorney meetings held with direction provided.
- Mid-Year Newsletter – Completed. Newsletter mailed to Homeowners August 8.
- Dahm Development Meeting – Completed. All items addressed in meeting with Casey Mason. F/U information obtained and added to file. Determined that WR “unfinished” common area east of Windsor Drive along Chapman Rd. will not be finished until Dahm Development starts formal development of land east of Windsor Ridge. Per Casey Mason, this development may not be started for 3-7 years. F/U conversations with Spokane County revealed that WR common area in question was not included in the Plat filings for WR phase 2.
- Web site update – Completed.
- Haase Landscape Initiative – Completed. All action items from previous Board Meeting closed out.
- Summer BBQ – Completed. HOA BBQ held on Sept. 12
- Morningside Park – Action items completed. Meeting held @ HOAS 6/29/2015 to have Erin Ferraro address attendees and formally turn management function over to HOAS. Currently no formal “Park”, Park Board, or Management Agreement exists. HOAS convening Follow Up meeting of representatives in early October.

➤ New Business

- Sidewalk Repair – M. Heinritz initiated personal action item to have major Windsor Ridge sidewalk issues repaired by Spokane County. First two requests submitted to County completed Sept. 22nd. Based on excellent work done, submitted 10 additional requests to Spokane County Engineering & Roads Department on Sept. 25th. Will monitor during Q4.
- CCR & Rules/Regulations Project – M. Heinritz & D. Tofell collaborated to submit preliminary draft document to Board for review and comments. Major part of meeting was devoted to refining & updating current Rules & Regulations and attaching interpretations and clarifications of commonly questioned sections of the WR CCR’s to the R&R document. Updated document is targeted for mailing to residents before October 25th.
- Morningside Storm Water Drainage Project – Multiple conversations with M. Zarecor @ Spokane County has yielded consensus that the County will assemble a master “Morningside” storm water drainage route map for the WR HOA Board. The document is needed in order to determine which Morningside editions have storm water draining into the Windsor Ridge Swales. County document slated for completion and review with County personnel by mid October. Once the document is in hand and understood, WR HOA Board will schedule and meet with other Morningside HOA representatives to discuss maintenance expense sharing for 2016 and beyond. Expense sharing is clearly defined in the WR and other Morningside CCR’s. To date no formal per lot costs have been identified and shared/discussed with other HOA Boards. WR costs for maintaining the Swales anticipated to decrease in “out” years.
- WR Common Area Fence along Chapman Rd. – Will be discussed at annual meeting in January.
- Annual WR Homeowners Meeting – Tentative for a Saturday afternoon in January. Exact date is still TBD. Moving meeting to a Saturday afternoon in order to judge attendance.
- WR Neighborhood Park in Galaxy Court – Sprinkler repair completed in order to eliminate standing water under playground equipment. Haase moved some sprinkler heads and repaired others, and replaced valves and timers.. Vera fixed leak on their side of the water main.

➤ Meeting Adjourned

