

HOA Meeting 1/25/23

Present:

Deanna Hughes (Excell Property Management)

Steve Townsend (President)

Wayne Humphrey (Auxiliary Board Member)

Tabitha Hunter (Treasurer)

Meeting called to order 5:32 pm

Minutes from last meeting 9/21/22 - motion to approve Wayne - second

- Steve - approved

Business:

Approval of Financial Statements

- Tabitha approved. Steve - Second. - approved

2023 Dues and Sewer Invoicing

- 2023 dues notices to be mailed 1/13/23

2nd notice to follow for any unpaid 2/15/23.

Lot Transfer Update

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13443 N Spiral Ridge Trail - Fredrick and Kathy Miller

13462 N Wesley Ct - Driveway Placement - Not Approved - Post Falls Highway Dist. supposed to discuss with homeowners. They will not ever approve a 2nd drive.

Clean up Date - Spring

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Need to clean up dead trees in common areas

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Tentatively Set date for May 6 @ 9am (Saturday). Letter to follow.
Disappointed with the fall turnout.

Lot Pin Location

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1st surveyor fell through. Dale to champion.

Lost Creek Water Update

- Wayne attended the Lost Creek Water Annual Meeting. Wayne was told LC does not want us to maintain the pump building or roads leading to it. They look to add an emergency generator to it in the future. We have received conflicting information from them. Deanna to reach out via mail regarding a timeframe on paint, etc.

Weed Abatement

- Will be discussed at next meeting.

Landscaping Team

- Nothing has been done. Committee never formed as planned. Wayne to reach out to those homeowners who agreed to champion it. Will reach out to a few landscaping companies to obtain bids.

New Business

- Bank Account log in - provided to Deanna by Tabitha
- 2023 Management Contract by Excel Property Management. - Signed and approved by all.
- Deanna to mail letters to all homeowners re: approaching individual board members with issues, etc. All issues are only to be discussed with the board as a whole.

FLOOR OPENED FOR DISCUSSION:

- Steve nominated Dale Cargile to replace Jimmy as the Sewer Management Chair. - Tabitha and Wayne both second. Approved.

Meeting Adjourned 6:53 pm

Next Meeting: 2/2/23 5:30pm