

HOA MEETING 1/26/22

Present:

Wayne Humphrey - Auxiliary Member
Tabitha Hunter - Treasurer
Jessica Cargile - Secretary

Deanna Hughes - HOA Management (Excell Property Management)

Meeting called to order 5:38 pm

Approval of 10/27/21 Meeting Minutes: Motion, Second: Approved

- Financials presented by Deanna, approved
- Lot transfer update:
 - 13462 N Wesley Ct. sold to Warren & Julie Tastad 16712 W Summerfield Road Post Falls, ID 83854 in January
 - 13497 N Spiral Ridge Trail Rathdrum, ID 83858 Sold to Kenneth & Corrie Gilmore in December
- Clean up date for Spring - set date in a couple of months
- Lot pin: Moore's. Ruen Yaeger is scheduled to come locate, should be within a month or so. Deanna checked in last week.
- Lost Creek Water Update - Tabled until next month when Steve is here.
- Compliance - DEQ Panhandle Flow report is due Monday, as of today, Jeff Cowley emailed saying the data is compiled and report should be submitted by Friday to keep us compliant.
- Lots left to build: 15 (L1B3 / L2B3 / L5B3 / L10B4 / L11B4 / L3B5 / L6B5 / L7B5 / L9B5 / L10B5 / L13B5 / L15B5 / L16B5 / L20B5 / L21B5)
- Septic Exception Request - Village Homes Lot 5 Block 5: To be discussed in ACC meeting.
- Septic Capacity for 4 bedroom homes - we will draft a letter explaining the current requirements and Panhandle's stance, letting all owners who have not built yet know: Panhandle has stated they will only approve 3 bedroom homes. We will let the owners who want to dispute it know the only workaround is if they want to pay for the engineer to re-evaluate the capacity of the system, they can.
- Annual 2022 Member meeting: Set date for Saturday May 21 (review with

ACC to make sure this date works). Cargiles can hold here, or at location TBD.

- Jessica will be done in May of 2022 at the latest, the Secretary position will be available and need to be filled.
- Grenon: We will email to invite him again to the board meetings to make sure any issues he has can be addressed. If he does not come, then we will be able to state in the GMM that he was invited to address his issues.

Meeting Adjourned 6:29 pm