



Shelley Lake Estates Homeowners' Association
P.O. Box 1872, Veradale, WA 99037
www.shelleylake.org

Minutes of the Regular Meeting of the Board of Directors

Time and Place

A regular meeting of the Board of Directors of the Shelley Lake Estates Homeowner Association was held on Thursday, September 25, 2008 at 7:00 p.m. (PT), at the Smith residence, to review the planned agenda items.

Present:

The following Board/Committee Volunteers participated:

Scotty Smith, President, Zone 7
Mike Syrcle, Vice President, Zone 3
Bob Harris, Zone 5
Doug Wollan, Zone 1
Bill Martin, Zone 4
Sue Watilo, Zone 2
Christy Smith, Secretary
Davianne Buckley, Communication Chairman

Homeowners Present:

Derek Buckley, 915 Shelley Lake Lane
Fred Samuelson, 16008 E. 6th

Guest:

Tim Jones, owner, Value Built Homes

Absent:

Dan Pfeiffer, Zone 6
Norene Green, Treasurer

Meeting Called To Order

Scotty Smith acted as Chairman of the meeting and Christy Smith acted as Secretary. The Chairman declared that the members present constituted the quorum necessary for the transaction of business at the meeting.

Minutes Approval

The minutes of the August 28, 2008 Board Meeting were approved.

Special Request - Tim Jones, owner of Value Built Homes and a builder in the 5th Addition.

Background Tim had submitted a request to the Architecture Committee for approval of a cement pad that had already been installed (without prior approval) and a fence. The fence received approval. However, the Architecture Committee disapproved the cement pad because they felt there was ample parking in the driveway and a parking pad may give impression that RV parking is okay. The Architecture Committee disapproved a similar request because of drainage issues and encroachment of the neighbor's property. Mike cited CC&R Article 7.4.

Tim noted that the RV parking was an afterthought because of No Parking in the street. The owner has a large family and wanted to provide off street parking when his family visited specifically his brother who has an RV.

Tim offered 2 possible solutions:

1. Make a berm to force water drainage into a collection pipe that will go to back of property
2. Install an underground pipe to collect the drainage that will go to back of property.

Formal Request – Tim requested that the Board override the Architecture Committee decision and allow the cement pad to remain. Scotty made a motion to decide this in closed session later in the meeting. Seconded by Mike.

Motion passed unanimously.



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Treasurer's Report

Board members reviewed the August financial report provided by Norene Green. As of August 28, 2008, we had \$12,406 in checking; \$43,809 in our money market account for a total of \$56,215 cash on hand.

Committee Reports

Communication Committee – Scotty asked for a newsletter. He also wants the Communications committee to help establish a Nominating Committee. For the Annual meeting, we need to have quorum of homeowners in person and by proxy so we can hold a vote on the Zone 7 Director, Zone 5 Director, Secretary, Treasurer, 2009 budget approval and audit exemption.

Lake and Shoreline – Doug finished trail building. The meadow has been seeded to in front of Carpenters house to the NW corner, they have planted mock orange along ramp and path to picnic area on the island to provide some screening. Bob and Doug finished repair of large swale in 5th to help water flow properly into the swale. Bob had Jeff place boulders along gravel trail edge (behind 913 SLL to 921 SLL) to see if this is agreeable with the homeowners along this part of the trail.

Maintenance – The fence is complete to 1st cul-de-sac, and the posts have been set thru the last cul-de-sac. Bob said the fence men hope to set rest of posts with cement truck and complete the remaining fence at one time. Bob has this winter's snow plow contract from Four Seasons that will include a portion of the 5th addition. He is also considering converting some gate light timers to optical sensors. Judy Glassley volunteered to help with future plans in Reflections common areas. Mike asked for the dead, brown tree in 5th Addition common area to be removed. Bob explained that the SCCD forester said the dead trees may be beneficial for habitat but he will take a look at it.

Architecture- The Board spent time discussing the Architecture Committee Charter; see Old Business below.

Old Business:

Review the Architectural Committee Charter – The Board came to a decision that not all Architecture Committee rules are clearly defined. The Architecture Committee can't stand alone and they are under the authority of the Board. Scotty Smith wrote a Charter to clearly define the expectations of the Architecture Committee (see attached.)

Scotty made a motion to ratify the Charter with spelling and grammatical corrections. Mike Syrcle seconded the motion and it was passed unanimously. Bill Martin would like our attorney to review the Charter. The next step would be to review the Charter with the Architectural Committee.

Scotty made a motion to have a special meeting in next two weeks to discuss the 5th Addition requirements. Doug Wollan seconded the motion and it passed unanimously. At that meeting we will discuss architecture requirements regarding:

- A. House size
- B. Siding
- C. Roofing
- D. Next steps for Architecture Committee authority in addressing non-compliance issues.

The Board decided to meet Thursday, October 9, 2008 to discuss these issues.

CVHS Pedestrian gate access advisory vote – total votes received 109, 88 for, 18 opposed, 3 undecided/conditional. The key feedback was yes with no parking on Rotchford. Discussion centered on safety, no parking along Rotchford, fence vandalism and if parking is allowed on Rotchford.

Doug Wollan made a motion to send a letter to CVSD saying that we had conducted an advisory vote and the majority of Homeowners would like to see CVSD proceed with their plan to install gates. We have concerns about



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parking, a turn lane and we would like the City to clarify these issues. We should encourage them to investigate no parking and/or turn lanes. Seconded by Bill Martin. The motion was amended by Bob to recommend 2 pedestrian gates in opposite corners Motion passed, 5-1.

*Action - Mike to check on Apartment Complex status

New Business

Homeowner Rental Agreement – A renter is like a guest, expected to follow CC&R's. Ray Hedrick would like us to have a written agreement that a renter could sign. Based on our current CC&R's, the agreement is between the HOA and the homeowner and not the renter. The Board decided not to enter into signed agreements with renters but to add a few additional bulleted items to a letter Bob has already drafted. We will emphasize that homeowners are fully responsible for the action of their renters.

Other Business - Bob and Doug are going to attend a meeting with the City of Spokane Valley to discuss obtaining permits for the culvert. Mike will email Bob a draft of letter stating the Board's position on the culvert and our expectation that it will be completed as required.

The Board convened into a closed session at 9:30 pm to discuss the proposal from Tim Jones and returned to open session at 10:15 pm. Scotty made a motion "Does the Board agree with the Architecture Committee's decision to have Tim Jones remove the unapproved concrete pad at 1103 S. Carnine Lane?" The motion was seconded by Doug Wollan. The motion passed 4-2.

Another motion was made by Scotty. "I recommend that the builder, Tim Jones, doesn't have to remove the pad until he can present other alternative ideas to the Architecture Committee. The Board instructs the Architecture Committee to go back to the builder to achieve a win-win scenario." Seconded by Sue Watilo. The motion passed unanimously.

Next Meeting(s)

A special meeting to discuss 5th Addition Architecture Requirements will be held Thursday, October 9, 2008, 7 pm at the Smith's.

The next regular Board of Directors meeting is scheduled for Thursday, October 23, 2008. There being no further business, the meeting was adjourned at 10:20 pm.

Respectfully submitted,
Shelley Lake Estates Homeowner Association,


Scotty Smith
President

Christy Smith
Secretary