



Shelley Lake Estates Homeowners' Association

P.O. Box 1872, Veradale, WA 99037 www.shelleylake.org

Minutes of the January 25, 2007 Board Meeting

Time and Place

A regular meeting of the Board of Directors of the Shelley Lake Estates Homeowners' Association was held on Thursday, January 25, 2007, at 7:00 p.m. (PT), at the Smith residence, to review the planned agenda items.

Present

The following Board and Committee members participated:

Scotty Smith, President

(Position 1, 4th and 5th Addition)

Mike Syrcle, Vice President

(Position 4, Reflections)

Bob Harris, (Position 2, 3rd Addition)

Bill Martin, (Position 3, 2nd Addition)

Mike Girtz, (Position 5, 1st Addition)

Members Absent:

Norene Green (Treasurer)

Meeting Called To Order

Scotty Smith acted as Chairman of the meeting and Claudia Hersey 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 draft minutes of the January 8, 2006 Annual Meeting were reviewed and approved.

Treasurer's Report

Tom Green (on behalf of Norene Green) provided a brief financial report (electronically). Our current cash balance in the money market account is \$18,000. Receivables for this dues period are \$33,000. Dues received to date are \$20,000.

The Board reviewed and agreed to a request to grant an extension of special dues agreement for additional 6 months. The Board agreed it would exercise its' option to proceed with legal action against a homeowner to collect a past due receivable of approximately \$5,000, including interest and penalties, and to assess any legal fees (if applicable), related to this decision. Correspondence and notices to homeowners will be managed by Mike Syrcle and Scotty Smith.

Committee Reports

Architectural/Landscape Committee (A/L)

Bill Martin and Mike Girtz reported on the status of fence repairs, and also proposed that homeowners who had removed fence posts would be asked to be responsible for the cost to repair these posts and/or affected fence sections accordingly.

Maintenance Committee (MC)

Bob Harris reported on maintenance activities and lighting repairs that had been completed over the last month. He also confirmed to the Committee that in the Spring (after the ground thaws), Vera Water and Power will be installing an additional light pole at the first gate at Conklin and Rotchford, at no cost to the Association (other than the \$9.00 monthly lighting charge). The Committee was also considering additional low voltage lighting at the other gates in the Spring.



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Bob commented he was pleased with the quality of service the new snow removal and de-icing contractor had recently provided (but would remind him to be careful of piling snow near driveways).

Shoreline and Lake Usage Committee (SLU)

Scotty Smith noted that Sam Jacot was successful in putting together a core group of volunteers for the SLU Committee and had already held several meetings with the new members and other County officials to discuss the scope and plan for the improvement and maintenance of the shoreline and other lake related issues (see www.shelleylake.org website for current meeting minutes).

On December 11, 2006, members of the SLU Committee and representatives from the Spokane County Conservation District office (SCCD) met to discuss the Shelley Lake lakeshore issues. Dan Ross, (SCCD), gave a slide presentation showing the Shelley Lake lakeshore from select points around the periphery of the lake as well as provided commentary on the various types of plants/shrubs and trees observed in the pictures.

Scotty Smith reviewed the Association's Board of Directors goals, scope of changes and plan to bring Shelley Lake into compliance with the Final Environmental Impact Statement (FEIS) under which the development was initially authorized. It was agreed the Conservation District would act as the coordinating agency between the Shoreline and Lake Usage Committee and other state, county and educational entities in the renovation and restoration of the Shelley Lake shoreline.

It was also agreed that together they will develop a plan for the lake shore and lake to present to the Committee and Board for approval, on or about February 9, 2007.

New Business

Mike Girtz notified the Board of his intent resign from the Board as they had sold their house and were moving, but agreed to remain a member of the Board until a replacement for Board position 5 (representing 1st Addition: 304-367 Shelley Lake Lane), could be named. Discussion followed with regard to potential homeowners that may be interested in representing their district on the Board, as well as reviewed the by-laws of the Association which state "the position shall be filled by a person who owns a lot in the phase, to be approved by a majority vote by the Directors...." "...the replacement shall serve the remaining unexpired term of the departing Board member." Scotty Smith will begin the process of contacting homeowners to see if they have an interest in serving on the Board.

Directors expressed their concern for numerous complaints about homeowners and/or their guests speeding through the development. The Board asked Directors to remind residents the speed limit is 15 mph and it will be strictly enforced for the safety of all residents, their children, and their guests. Known violators will be notified in writing by the Board. It was also suggested that if required, speed bumps may be installed to help slow traffic.

Scotty will provide a proposal for the re-balance (re-distribution) of director coverage for each district in the development, and will also propose a new rule to allow the Board to assign directors for the redistribution of lots within the development, as dictated by the number of homeowners in each district.

Scotty reported that 76% of homeowners voted to keep the gates closed "24 x 7," however, before he can make this change he will need to resolve access requirements for construction vehicles (now required to use gate 3), school buses, delivery services, as well as maintaining access to the lake by Reflections homeowners.



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Additionally, there may be a need to expand the memory capabilities of the software in order to accommodate additional special gate access requirements. Scotty will communicate with homeowners when the change will take place.

Scotty Smith reviewed the membership structure of the Architectural/Landscape Committee. Directors appointed Mike Syrcle as Chairman of the A/L Committee. Scotty also suggested additional members be recruited to serve on the Committee (especially needed when the 5th Addition begins to grow), and confirmed that homeowner Jason Coffin had volunteered to serve on the Committee. It was also agreed the A/L Committee would meet regularly in an effort to provide comprehensive and more timely review/communication of individual homeowner requests for approval of proposed planned improvements.

Directors from each district reviewed whether there were any questions or issues remaining to be responded to from the comment cards returned after the Annual Homeowners' Meeting in January.

The Board also discussed the request to reimburse certain homeowners' for attorney fees they paid related to the pre-transfer of the Association (prior to June 22, 2006); from the developer over to the homeowners (amount totals \$2,607.50). Monies went to legal fees for services that ensured the transition to homeowners was handled properly. Scotty Smith would prepare a proposal to homeowners requesting their vote on the matter.

At the Annual Meeting, the Board was asked to provide an update with regard to the status of the remaining developer transfer items including water rights; and that homeowners were concerned about the water levels of the lake and potentially damaging affect on property values. Scotty Smith committed he would follow-up with the City and County for recourse and resolution of the remaining developer requirements, which may or may not include a legal challenge, and communicate his progress to homeowners on a regular basis.

Board Private Session

Board members held a private session following the conclusion of the regular meeting to discuss individual homeowner complaints and develop solutions to resolve them, including a request to develop a proposal regarding boats and other "summertime" issues and guidelines for homeowners.

Next Meeting(s)

A regular Board and Directors meeting is tentatively scheduled for the end of February at a date/location to be determined.

There being no further business to come before the Committee, the meeting was adjourned.
Respectfully submitted,

Shelley Lake Homeowners' Association

Scotty Smith
President

Claudia Hersey
Secretary