



# Shelley Lake Estates Homeowners' Association

P.O. Box 1872, Veradale, WA 99037 [www.shelleylake.org](http://www.shelleylake.org)

## Minutes of the January 8, 2007 Annual Meeting

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### **Time and Place**

The 2007 Annual Meeting of the Shelley Lake Estates Homeowners' Association was held on Monday, January 8, 2007, at 7:00 p.m. (PT), at the Valley Bible Church on Sullivan Road, Spokane Valley, to review the planned agenda items.

### **Present**

The following Committee members participated:

Scotty Smith, President  
Mike Syrcle, Vice President  
Norene Green, Treasurer  
Claudia Hersey, Secretary

Also participating were: Bob Harris, Board Position #2, representing 3rd Addition, Bill Martin, Board Position #3, representing 2nd Addition, and Mike Girtz, Board Position # 5, representing 1st Addition. Joey Pallaria, of the Architectural/Landscape Committee, also attended. Mr. Martin and Mr. Girtz are also members of the Architectural/Landscape Committee. Scotty Smith also represents the 4<sup>th</sup> Addition, and Mike Syrcle represents the Reflections PUD of Shelley Lake.

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. Mike Syrcle welcomed attendees (61 homeowners or 32% of total residences), introduced Board members and committee volunteers, then turned the meeting over to Scotty Smith to present his President's Report.

### **President's Report**

Scotty provided a brief history of Shelley Lake, the Homeowners' Association, and then presented our mission statement, accomplishments in 2006, his vision and goals for 2007, and his 1, 2, and 3 year plan for the Association. Scotty also provided an in-depth update on the 5<sup>th</sup> Addition. Scotty also briefly explained the Board's desire to re-balance director coverage. At the conclusion of his presentation Scotty explained there were plenty of volunteer opportunities and highlighted functions of the various Board committees. He concluded by saying that the future of the Shelley Lake Estates Homeowners' Association depends upon homeowners' participation. Scotty then thanked homeowners for paying their dues on time, and for their interest and attendance at the Annual Meeting.

### **Architectural/Landscape Committee Report**

Mike Girtz explained the purpose and mission of the Committee to provide balanced and fair consideration of each architectural/landscape application.

Joey Pallaria presented various activities and projects the Committee had been asked to review in 2006. Joey also reminded homeowners how to submit requests for approval of plans and the process and timeframe by which plans are reviewed. Joey noted a couple of newly adopted guidelines that the Board agreed were fair and should help to address matters related to flag poles and yard signs.

### **Maintenance Committee Report**

Bob Harris presented a list of completed projects and/or improvements that had been made in 2006, specifically sprinkler system repairs, lighting repairs, and fence repairs due to car accidents, vandalism and mother nature. Bob concluded his presentation noting potential major maintenance issues related to fences, streets, and lakeshore common area improvements. Bob also presented funding options to deal with major repair/replacement projects in the future.



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### **Treasurer's Report**

Tom Green (on behalf of Norene Green) gave a brief overview of how our dues are spent, highlighted significant operating expenses and reserve items, and summarized our financial condition and 2007 budget.

### **Vice President's Report**

Mike Syrcle reported on legal matters, remaining developer transition issues, and reminded homeowners of dues collection policies and enforcement obligations as well as outlined CC&R violation enforcement procedures. Mike also detailed recent crime incidences and presented ways homeowners could protect themselves against this type of crime.

Mike Syrcle concluded his presentation by reminding homeowners that Board members were volunteers who take the initiative to hold and attend Board meetings, serve on committees, and involve themselves directly to ensure we are managed, anticipate and minimize problems, engineer sound solutions, plan our finances, provide good communications with our membership and ensure the continued good health of our investments.

### **Q&A**

Homeowners were given the opportunity to ask questions and/or express their concerns to the Board. Questions centered on fence repairs, temporary fencing solutions and expected turnaround time for repairs, gate hours of operation and access to gates, water rights and property value concerns related to water issues, trail access, installation of a bridge over the creek, the appropriate process by which to amend CC&R's, and a proposal to reimburse pre-Homeowners' Association organization of volunteers who incurred legal expenses in an effort to manage problems with the developer.

### **New Business**

Homeowners were asked to decide on several matters related to gate operation and access. Scotty Smith requested a special meeting of gatekeepers to sort out details and present new plan to homeowners at the next scheduled meeting.

### **Next Meeting(s)**

Homeowners asked the Board to provide a more in-depth report related to water rights, shoreline maintenance, and gate operation. Scotty Smith committed to schedule another homeowner communication meeting approximately 3 months following the Annual Meeting.

The next regular meeting of the Board and Directors is scheduled on Thursday, January 25, 2007, at 7:00 p.m. at Scott Smith's residence.

There being no further business to come before the Board and committee volunteers, the meeting was adjourned.

Respectfully submitted,  
Shelley Lake Homeowners' Association

Scotty Smith  
President

*Claudia Hersey*  
Secretary