



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

Minutes of a Special Meeting of the Board of Directors

Time and Place

A special meeting of the Board of Directors of the Shelley Lake Estates Homeowner Association was held on Thursday, October 9, 2008 at 7:00 p.m. (PT), at the Smith residence, to review 5th Addition minimum Architectural requirements.

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
Dan Pfeiffer, Zone 6

Absent:

Christy Smith, Secretary
Norene Green, Treasurer

Meeting Called To Order

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

New Business

This meeting was called to discuss and decide upon a few architectural minimum requirements that several Directors had concerns about. After discussion on each of the proposals the following motions were submitted: (Please note that Doug Wollan dismissed himself from the meeting at 8:35pm due to illness.)

1. Motion made by Scotty Smith that the minimum roofing specification are to be asphalt-fiberglass composite, 30 year architectural style shingles per color palette; other upgraded material will be considered on case by case basis. The motion was seconded Bob Harris and passed unanimously.
2. Motion made by Scotty Smith that decks or patios be constructed of wood, concrete, or composite decking material per color palette. The motion was seconded by Bob Harris and passed unanimously.
3. Motion made by Scotty Smith that the minimum length of driveways is to be 25 feet and shall consist of concrete or concrete pavers. Approval is required for special color or finish. The motion was seconded by Bob Harris and passed unanimously.
 - 3.1 Motion made by Scotty Smith that all driveways, driveway extensions or additional parking areas are to be submitted as part of the Architectural approval process. The motion was seconded by Mike Syrcle and passed unanimously.
4. Motion made by Scotty Smith that all storm water shall be contained within the property the exception being a driveway not exceeding 32 feet in width. (This includes hard surface, down spouts, slope and grade.) The motion was seconded by Mike Syrcle and passed unanimously.



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5. Motion made by Scotty Smith that siding material would be Hardiplank (concrete fiber), acrylic vinyl, vinyl, stucco, or solid wood siding per color palette. No T1-11 or T1-11 look a likes are allowed. The motion was seconded by Bob Harris and passed by a vote of 4-2.

6. Due to time constraints, the minimum square footage topic was deferred until the next Board meeting.

Action items –

1. Mike Syrcle is to add additional wording on the 5th Addition Requirements document that the information is for reference and planning purposes only and all building plans including landscaping, driveways, fencing, color palettes must be submitted to the Architectural Committee for approval prior to starting the project. In addition, Mike is to add the word "Minimum" before each heading in the document.
2. Mike will remove the wording "maximum 25% of lot" from the 5th Addition house square footage requirements and reference the "City of Spokane Valley Residential Development Standards Handout" for R-3 residential zoning standards which allow up to 50% lot coverage.

Notes:

1. Mike recommended that we look at tighten up the wording the CC&R's Articles 11.19 and presenting a motion to homeowners on the rules around the long term parking of vehicles that are not used in daily driving. We have issues with vehicles that are parking for very long periods, no current license tabs, etc.
2. Bob Harris volunteered to obtain main floor square footage of homes uses along 9th Lane as a point of reference for the future discussion regarding minimum square footage of homes.

Next Meeting(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
And acting Secretary