



Shelley Lake Homeowners' Association

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

Minutes - Board of Directors' Meeting

Time and Place

A regular meeting of the Board of Directors of the Shelley Lake Homeowners' Association was held on Thursday, October 26, 2006, at 7:00 p.m. (PST), at the Hersey residence, 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. Mr. Martin and Mr. Girtz are also members of the Architectural Committee.

Mike Syrcle 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 September 28, 2006 meeting were read and approved.

Treasurer's Report

Norene Green provided a review of current financials including cash balance, accounts payable and receivable, money market and checking account balances, and status of past due homeowner's association payments and preparation of the 2007 budget. As of October 26, 2006, the balance of the operating account is \$3,413, and the America West Money Market reserve account has a balance of \$25,000 which is currently yielding 4.5% APR. If we fall below the \$25,000 threshold, which we believe we will soon, we can switch this account to a business money market fund, which earns 1.75% interest.

There is a total of \$5,168 in delinquent assessments, including interest and penalties, from 10 members which have been either turned over to the Addition representative for follow-up or to our attorney for lien and collection.

Norene suggested a meeting of Committee members to help formulate a budget for 2007 with the goal to have it ready for approval by homeowners' at the annual meeting in January 2007.

At this time the Committee also reviewed various hazard insurance coverage options, estimates and limitations. A report will be presented at the next regular meeting so a decision can be made as to the purchase of appropriate coverage for the Association.

Committee Reports

Architectural Committee

The Committee reviewed the status of any new permits issued by the City of Spokane Valley related to the 5th Addition development. It was noted it appeared the developer for the 5th Addition does not have a permit for the plot plan or grading, but does have a permit to dig and install water pipe in the ground.



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The Committee reviewed the city/fire department guidelines that dictated no parking should be allowed on the sides of streets where fire hydrants were in place, therefore the Committee agreed to limit parking near hydrants, and to prepare a proposal for street/parking guidelines to be presented to homeowners at the annual meeting in January.

The Committee reviewed the costs for snow removal and agreed that Four Seasons would provide this service along with de-icing at gates, and would request homeowners that if it's predicted it will snow, to please move vehicles off the streets so that snow plows could come through as contracted.

The Committee reviewed the proposed flag pole guidelines that would dictate the first flag at the top of the pole be the American flag. Other guidelines included restricting the height of the pole to not more than 25 ft. and that it could be no higher than the highest point of the home. The Committee agreed to communicate this information to homeowners in a letter or at the next annual meeting in January.

The Committee also reviewed the proposed basketball hoop guidelines that would restrict them from being allowed on streets, but would be o.k. if placed in the homeowner's driveway.

Maintenance Committee

The Committee reviewed the findings that the City of Spokane Valley concluded the swales in Reflections do meet city requirements and therefore do not have to be irrigated and seeded. The Committee agreed to address these improvements to the swales in the spring.

Bob Harris reported the Rotchford fence repair was completed as was the annual sprinkler blowout and lighting repair at Rotchford and 4th. The Committee discussed the need for additional lighting at Rotchford and 4th Avenue and would discuss the issue with Vera Water and Power.

Bob Harris reported he had authorized the delivery of cement for the pedestrian gate pathways which were now under construction and progressing as planned.

The Committee reviewed the proposed signage plan that restricted signs within the development to real estate signs as outlined in the CCR's, and that the Committee/Architectural Committee would agree to consider the placement of certain signage other than real estate signs, in common areas, upon request.

Shoreline and Lake Usage Committee

The Committee reviewed the list of potential homeowners that may be interested in volunteering for the new Shoreline and Lake Usage Committee. Scotty Smith asked Bill Martin and Joe Pallaria if they would develop an interim Shoreline and Lake Usage preliminary plan that could be presented to homeowners at the annual meeting in January for vote.

The Committee also reviewed the options to complete the original shoreline landscape plan. One of these options would be to work with Community College of Spokane (CCS) to coordinate a cooperative effort in conjunction with an environmental development and conservation program through the school (sort of an outdoor classroom if you will).

The Committee review options for aquatic spraying that would help manage weeds along the shoreline. Further research to find the appropriate resources for shoreline maintenance services was needed.



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Old Business

An October 31, 2006 a "President's Letter to Homeowners" was mailed which contained information related to gates, architectural review policies, shoreline plan development, website updates, speed limits, parking issues, signs, basketball hoops, pet issues, etc.

Scotty Smith reported that any further gate operation options would be presented to the homeowners to vote at the annual meeting in January.

The Committee reviewed various pieces of documentation that had been obtained related to the old Shelley Lake Homeowners' Association. The Committee also discussed findings from meetings with the Department of Ecology related to water rights and potential to obtain/reinstate water rights for Shelley Lake.

Additional discussion followed that focused on a number of drawings and maps that provided detail with respect to the original development including the environmental impact study results and detailed development plans. The Board will attempt to schedule a meeting with the developer and others, to discuss remaining issues with the expectation to draft a timetable to respond and/or complete the outstanding Association/development issues.

The Committee also reviewed documentation that outlined certain shoreline property easement lines and identified certain shoreline rights related to property control and property tax issues.

New Business

The Homeowner's Association continues to update the Shelley Lake website with the goal to provide homeowners with a comprehensive portal for homeowner's and development information.

The Board is making preparations for the annual homeowners' meeting to be held in January 2007. Looking at possibility to meet at local elementary school, timeframe 6:00 – 9:30 p.m. Need to define agenda items, prepare 2007 budget, list of accomplishments for the year, voting items, etc.

Board Private Session

The Board held a private session following the conclusion of the regular meeting to discuss individual homeowner complaints and devise solutions to resolve.

Next Meeting

The next regular meeting of the Association Board of Directors is Monday, November 27th at 7:00 p.m. PT, at the Girtz residence.

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