



Minutes of the March 29, 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, March 29, 2007, at 7:00 p.m. (PT), at the Martin residence, to review the planned agenda items.

Present

The following Board/Committee Volunteers participated:

Scotty Smith, President
(Position 1, 4th / 5th Addition)
Mike Syrcle, Vice President
(Position 4, Reflections)
Bob Harris (Position 2, 3rd Addition)
Bill Martin (Position 3, 2nd Addition)
Joey Pallaria (Architecture/Landscape)
Claudia Hersey, Secretary

Absent:

Sam Jacot (Shoreline/Lake Usage)
Norene Green, Treasurer
Mike Girtz (Position 5, 1st Addition)

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 March 8, 2007 Board Meeting were approved.

Treasurer's Report

Board members reviewed the financial report provided by Norene Green. As of March 29, 2007 our cash balance totaled \$46,844. Total March revenues were \$2,989 (\$34,613 YTD). Total March expenditures were \$4,399, (\$9,309 YTD).

The Board also discussed anticipated payables and expected cost increase for "spring clean-up" common area maintenance and "winter" fence repairs. Additionally, on March 23rd, the Board voted to approve expenditures to begin Phase I of the proposed Lakeshore Rehabilitation Project. This project is in cooperation with the Spokane County Conservation District (SCCD) and Washington Department of Ecology. Phase I of the plan consists of cutting present grassy/weed vegetation, multiple applications of weed spray as required, and planting of native grass seed mix and other native plants and trees. The estimated cost of Phase I to the Association is \$3,784.15, of which we made a deposit of \$1,892.07. The SCCD will also contribute to the cost of the plan by contributing \$1,634.66. Total estimated cost of the project is \$4,926.18.

The Board agreed it would attempt to coordinate volunteer work parties to help clear the shoreline of weeds and other debris required before Phase I could begin.



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Committee Reports

Architectural/Landscape Committee (A/L)

The Architectural Committee provided a copy of their new application form for Architectural/Landscape requests. They also proposed new procedures to review/approve applications.

The Board reviewed current architectural/landscaping requests and agreed on certain standard applications of the CC&R's related to common area improvements/encroachments. Specifically:

- The Board agreed it would not allow the addition of, or previously placed, hardscape (items like decking, structures, etc.) material in common areas by any homeowner.
- The Board agreed the Landscape Committee could consider homeowner requests for the addition of certain softscape (grass, plants, trees, etc.) materials in common areas (including lakeshore common areas to the trail, but not below the trail), as long as proper application was made to the Architecture Committee.
 - The Committee would ensure that all planting/hardscape materials are within the prescribed Shoreline and Lake Usage Committee project plan guidelines making certain size, material and drainage requirements are followed.
 - The Committee agreed that current and future Architectural/Landscape application decisions would not be debatable based on past precedent argument.
- The Board agreed it would will not allow homeowners to significantly alter or modify the shape of the existing shoreline common area.
- The Board agreed to allow the Architectural/Landscape Committee to add three new homeowner members to Committee as they will have an increased number of homeowner and builder requests related to the 5th Addition and Spring/Summer projects underway.
- The Board agreed the Architectural/Landscape Committee could seek professional advice from outside consultants to help them formulate opinions of the Architectural Committee.

Maintenance Committee (MC)

Bob Harris and Mike Syrcle reported on fence maintenance, pedestrian gate entrances, swale irrigation issues, and signage requesting homeowner volunteers to help with lakeshore common area clean-up related to Phase I of the Shoreline and Lakeshore Project Plan.

Shoreline and Lake Usage Committee (SLU)

Phase I of the Shoreline Committee proposed project plan to improve the shoreline habitat and water quality of Shelley Lake was underway. The Board had voted to implement Phase I of the Plan for weed management and grass establishment, and once completed would begin Phase II for natural vegetation establishment, Phase III for trail building / re-construction, Phase IV for water access points, tree and shrub planting, and Phase V for water quality and quantity monitoring plan.



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New Business

Jim Fitzpatrick declined the Board's invitation to join as a replacement for Mike Girtz (who is moving and has resigned his position as Director for the 1st Addition). The Board discussed homeowners who might be interested in being considered for the position.

Scotty Smith will ask homeowners to become more involved with the Shelley Lake Community and request anyone interested in the 1st Addition Director position to immediately contact the Board.

Scotty Smith provided a status update on the 5th Addition development related to current activities and pending permit application work items. He also commented there appeared to be renewed interest by the 5th Addition developer to complete required remaining developer "pending work orders" (related to the lake and shoreline), that are required to be completed prior to allowing further development of the 5th Addition.

Scotty Smith is preparing a quarterly communication letter to homeowners that will include an invitation for a quarterly meeting of homeowners on or about May 21, 2007.

Board Private Session

Board members held a private session following the conclusion of the regular meeting to discuss individual homeowner issues.

Next Meeting(s)

A regular Board and Directors meeting is tentatively scheduled for the end of April at a date/location to be determined, to agree on agenda items for the quarterly meeting.

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

Shelley Lake Estates Homeowner Association

Scotty Smith
President

Claudia Hersey
Secretary