



ShelleyLake

**Shelley Lake Estates Homeowners' Association
MINUTES OF THE REGULAR BOARD MEETING
Thursday, April 23, 2009 – 7:00 p.m.**

Board Attendees:

Doug Wollan
Dave Syrcle
Vacant
Bill Martin
Bob Harris
Dan Pfeiffer
Diana Wilhite
Norene Green

Director, Vice President
Director
Director
Director
Director, President
Director
Director
Treasurer

Zone 1
Zone 2
Zone 3
Zone 4
Zone 5
Zone 6
Zone 7
Non-Voting

Absent:

Claudia Hersey
Davianne Buckley
Derek Buckley

Secretary
Chairperson, Communications Committee
Chairperson, Architectural Committee

#	TOPIC	DISCUSSION	ACTION AND/OR FOLLOW-UP INFORMATION CONTACT PERSON
1	Call To Order	President Bob Harris acted as Chairman of the meeting. The Chairman declared that the members present constituted the quorum necessary for the transaction of business at the meeting. Bob Harris provided an agenda and the issues to be discussed at the meeting.	
2	Minutes	Minutes of March 17,2009 Regular Meeting	Moved to approve meeting minutes; seconded and approved.
3	Financials	Norene Green discussed financial reports for the month ending March 31, 2009. Cash on hand: \$64,181 (\$21,930 restricted for shoreline; provided by Developer)	Moved to approve financial reports as presented; seconded and approved.
4	Maintenance	Doug Wollan reported he has sown wildflowers on the shoreline. Doug plans to begin improvement projects related to the shoreline and health trail as soon as the weather improves. Bob Harris reported the water level is above last year's high and Saltese Creek is still running. If this continues, bodes well for higher Summer water levels.	

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5	Old Business	<p>Website: Doug Wollan reported no progress made from the previous month to formalize management of and responsibilities for the website.</p> <p>Fifth Addition Update: Bob Harris reported the Developer expressed an interest to take back control of the Architectural Committee, at least as it applies to the Fifth Addition.</p> <p>Easement Project – Dan Pfeiffer anticipates completion of project before the next Board meeting in May.</p> <p>Modification of Lien & Foreclosure Timelines: Bob Harris proposed a modification to include all assessments in arrears, in addition to homeowner dues, when calculating the total amount in arrears equaling 12 or 24 month dues for determining when to file a lien or foreclosure.</p>	<p>Doug will schedule a meeting with those involved to discuss options.</p> <p>The consensus of the Board was not to agree to any such proposal.</p> <p>Moved to approve the proposal; seconded and approved.</p>
6	New Business	<p>Formation of Reflections Common Area Improvements: Dave Syrcle reported he will hold the formative working group meeting within the next two weeks....</p> <p>2nd Director of Architectural Committee: Dan Pfeiffer volunteered to serve as the 2nd Director on the Architectural Committee</p> <p>Parking: Bob Harris reported, after reviewing codes and Hearing Examiner Decisions, the ends of Homestead and Sonora Lanes are deemed wide enough to allow parking on one side of the street, but the fire truck turnaround stubs must remain posted with "no parking" signs on both sides.</p> <p>Rezoning to MF-2 on Fourth Ave: Bob Harris reported on the HOA presentation made at the Spokane Valley Planning Commission public hearing on Thursday, March 12. The HOA recommendation was, at a minimum, to limit the east end of the property which adjoins Reflections to a MF-1 zoning (medium density) vs. the proposed MF-2 (high density multi-family) zoning.</p> <p>Fourth Ave. Pedestrian Gate: This will be considered by the Reflections common area working group headed by Dave Syrcle (as noted above).</p> <p>Community Association Board Member Training 3/21/09: Bill Martin and Doug Wollan briefed Committee members on the HOA training they attended. They reported it was an excellent training session and recommended we subscribe to one membership and stated that, compared to other HOA's represented at the session, ours seems well organized and with fewer problems.</p>	<p>Sign modifications are on order to reflect required posting information.</p> <p>It appears our recommendation will be included in the recommendations to the City Council for final decision</p>
7	Exec Session	<p>The Committee held an executive session to discuss pending litigation, attorney communications and certain homeowner CC&R violations.</p>	

ADJOURNMENT

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

Respectfully submitted by:



Bob Harris, President



Claudia Hersey, Secretary