



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

Minutes of the Regular Meeting of the Board of Directors

Time and Place

A regular meeting of the Board of Directors of the Shelley Lake Estates Homeowner Association was held on Thursday, August 16, 2007, at 7:00 p.m. (PT), at the Smith 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, PUD)
Bob Harris (Position 2, 3rd Addition)
Bill Martin (Position 3, 2nd Addition)
Doug Wollan, (Position 5, 1st Addition)
Christy Smith, interim Secretary
David Syrcle, Communications Committee
Representative
Sam Jacot, Shoreline Committee Chairman

Guest:

Judy Glassley, Potential Candidate for the
Architecture Committee

Absent:

Norene Green, Treasurer

Meeting Called To Order

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

Interview Potential Candidate for Architecture Committee

Judy Glassley was interviewed by the Board for a position on the Architecture Committee. Judy detailed her background in landscape design and working for the Girl Scouts. She expressed her desire to be a part of the committee. After her interview, the Board voted unanimously to offer her a position on the Architecture Committee.

Minutes Approval

The minutes of the July 12, 2007 Board Meeting were approved via email.

Treasurer's Report

Board members reviewed the financial report provided by Norene Green. As of July 30, 2007 our cash balance totaled \$18,154 with \$6,416 in the Money Market account, \$11,737 in regular checking. Total June revenues were \$26,651. Outstanding receivables totaled \$3540.

Board Members discussed the outstanding lien. Norene is working with Matt Albrecht, our attorney, to provide the current balance with a break down of dues and fees. The current balance is \$4,722. The Board will follow through with filing of the lien and a letter from the attorneys will be sent to the homeowner.



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Committee Reports

Architectural Committee

The Architectural Committee has decided to make first contact with a homeowner regarding an Architectural item by mail. Subsequent contact, if necessary, will be made by 2 committee members approaching the homeowner. Derek Buckley and Fred Samuelson are working on a procedure and/or process to address complaints. The committee would also like to be responsible for assessing fines for Architectural violations.

The Committee has 11 requests in queue and is sending letters to homeowners who need to complete their yards. A new request form is on the web.

Maintenance Committee

Bob Harris reported that the "adopt a common area" is going good on the lakeside but needs volunteers from Reflections. Bob and Sam have cut down a few dead trees from the common areas along Rotchford. Their plan is to use the Chinese elm as part of the woody debris along the shoreline.

Mike Syrcle has ordered replacement light bulbs and is going to replace the lighting around the Reflections gate. Mike also asked Rick Nelson of Ornamental Gate to order another control board for the gate and have it in stock for the Shelley Lake HOA. The Board approved both of these items.

Lake and Shoreline Committee

Sam Jacot provided handouts to the Board from the Shoreline Committee outlining their proposed Shelley Lake Water Safety. This included safety issues for boating, fishing, ice skating and ice fishing. References were made to Washington State and City of Spokane Valley regulations so the Board asked for their websites to be included with the information. Discussion was held as to fines that could be imposed by the HOA for failure to comply with these safety regulations. However, in the end it was decided that the proper governmental agencies would be the one enforcing or levying fines for violations.

Sam, Bob Harris and Doug Wollan walked the trail with Kenji from the Washington Conservation Corp Trailbuilders program. They identified places to make the trail safer, use flat rocks to make steps and discussed the bridge placement. Kenji would like to walk the trail with his boss but gave us a ballpark estimate of \$30K to do a complete trail rehab project.

The lake water level is down 7" from last month but with no significant water degradation from last month. We do need to maintain weeds along the shoreline and a workday in September may be coordinated.

Communications Committee

David Syrcle reported that the ice cream social was a success. The committee is working on a plan to distribute the Welcome Packet to each homeowner and creating a welcome basket with coupons and gifts for new homeowners. Included in the Welcome Packet is an information sheet for homeowners to consent to being included in a Residents Directory with a map. The committee is currently researching costs and locations for installing bulletin boards as a way of communicating with homeowners.

Their action items included interviewing Board members or Committee Chairmen for additional information regarding their volunteer opportunities. This could be included with the President's letter. The committee will also coordinate another social in the Reflections area for September.



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5th Addition Update

The DOE, SLHOA and the City of Spokane Valley need to sign off on Mr. Heitman's Habitat Management Plan (HMP). He has yet to submit it. In further negotiations, Scotty is holding Mr. Heitman liable for supplying water and power to Tract D.

Clark, a purchaser for JLS Custom Homes, contacted Scotty to find out what was holding up the 5th Addition. Scotty shared his knowledge with him that the final plat approval is pending the HMP plan along with a few other requirements.

Old Business

Scotty Smith informed the Board that the pump lease agreement needs to be signed before the Board will sign off on the 5th Addition. Matt Albrecht, our attorney, will inquire about the delay in getting the lease.

The results of voting for the CC&R changes and legal fee reimbursements are as follows:

CC&R changes – 111 total votes: 105 for, 6 against. 96 yes votes are required for changes to CC&R's.

Legal fees reimbursements – 111 total votes: 92 for, 19 against. The number of yes votes was favorable.

Norene will reimburse the residents who contributed to the legal fees. Some of the residents chose to have the amounts applied to their future dues and others took cash reimbursement.

Currently the bylaws provide for 3 directors. The Board would like to make a change to 7 directors averaging about 35 homeowners per director. This info needs to be dispersed to the homeowners before the annual meeting so a vote may be taken.

New Business

The Board reaffirmed the CC&R regarding signage as several homeowners have wanted to post business signage. *11.7 Signs.... Except as expressly permitted by this paragraph, no signs shall be displayed to the public view on any dwellings or on any portion of the Property, unless first approved by the Board or the Architectural Committee.* Bulletin boards and the website were talked about as alternative options.

A nominating committee needs to be formed to fill upcoming positions. Currently, the 4th Addition Director, Secretary and Treasurer are up for election. Board members are to talk with interested homeowners.

Bill Martin took the action item to look into procedures to administer fines and assessment. Scotty provided Bill with a few examples and emailed additional information.

Next Meeting(s)

A regular Board and Directors meeting will be scheduled for September.

There being no further business to come before the Committee, the meeting was adjourned at 10:30 pm.

Respectfully submitted,

Shelley Lake Estates Homeowner Association

Scotty Smith
President

Christy Smith
Secretary