



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 Monday, March 03, 2008 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	Zone 7
Mike Syrcle, Vice President	Zone 3
Bob Harris,	Zone 5
Doug Wollan	Zone 1
Bill Martin,	Zone 4
Dan Pfeiffer	Zone 6
Sue Watilo	Zone 2
Christy Smith, Secretary	
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.

Minutes Approval

The minutes of the regular Board Meeting, February 7, 2008 were approved via email prior to this meeting.

Treasurer's Report

Board members reviewed the financial report provided by Norene Green. As of February 29, 2008 our cash balance totaled \$65,643 with \$28,299 in the Money Market account and \$35,344 in regular checking.

Norene reported that 5 homeowners had not yet paid their dues. We have been billed \$2,080 from the County for a storm water fee that is assessed on flat surfaces, i.e. our roads. All county taxpayers were assessed this fee based on amount of flat surface. This did not include roads in the 5th Addition.

Special Meeting Agenda Items

As this was a special meeting, the following items needed immediate Board action.

- 1. Request from the apartment developer's engineering firm to be able to use our private street, Shelley Lake Lane, for emergency access.** The issue before the Board was whether to deny access or enter into negotiation with the developer. Bob Harris made a motion to enter into negotiation with the developer and list our required points and optional points. Sue Watilo seconded the motion. The vote was unanimous. Before the board could make a final decision they need further clarification regarding; extending the fencing along the southeast end of apartment property, actual gate design, an annual fee for the allowance of the emergency access, detailed landscape plans and changing the 3 story to 2 story apartments that are built close to neighboring Shelley Lake Estates. Doug Wollan, Bill Martin and Bob Harris will meet with Whipple Engineering, the City of Spokane Valley and the developer, Harlan Douglass, as needed and present their proposal back to the Board.



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2. ***Update the foreclosure vote after the house has been put up for sale by the homeowner.*** During the last regular meeting of the board, they decided to enforce Article 9.10 of the CC&R's by foreclosing on a homeowner that was seriously delinquent with their dues. After this meeting, the board was made aware the homeowner has their house on the market. After discussion of this new information. Bill Martin made a motion to suspend the foreclosure proceedings to investigate the value of the home, cost of foreclosure, financing, and potential to bid, on behalf of the lot owners, for the lot at the foreclosure sale. Dan Pfeiffer seconded. Bob Harris amended the motion to include "provide notification of our intent to the homeowner." Mike Syrcle amended the motion to add "not later than June 1, 2008." So the motion is *Shall the Board suspend foreclosure proceedings to investigate the value of the home, cost of foreclosure, financing, and potential to bid, on behalf of the lot owners, for the lot at the foreclosure sale. The Board shall provide notification to the homeowner of our intent to proceed with the foreclosure no later than June 1, 2008.* The motion passed 5-2.
 3. ***DOE and Spokane County investigation on restoring wetlands on Saltese Flats.*** Paul Hersey had notified Scotty about a legal notice in the newspaper. Dan Pfeiffer will work with Paul Hersey on this to monitor the County's decisions and/or proceedings and report back to the Board regarding any necessary action we may need to take.
 4. ***Washington State's new HOA requirements.*** Matt Albrecht recently forwarded some new requirements for HOA By-Laws and/or CC&R's. Bill Martin and Sue Watilo agreed to look through them and see where we may have conflicting or missing articles and provide the Board with a summary.
 5. ***CC&R Violations.*** We currently have a homeowner who is repeatedly violating CC&R 11.14 regarding the parking of his trailer. Mike Syrcle outlined our procedure: 1st notice is politely asking for compliance, 2nd notice will be sent via certified mail that will state the violation and the action the Board will take if the homeowner doesn't comply within 48 hours of signing for certified letter. Doug Wollan made a motion to enforce Article 11.14 of the CC&R's and employ a tow truck to remove the trailer after proper notification. Bill Martin seconded the motion. Passed unanimously.
 6. Scotty made a motion to define \$25 per day as a fixed rate for any CC&R violations utilizing the notification process outlined in item #5. Doug Wollan seconded the motion. The motion passed unanimously. Christy is to locate the contract papers from Divines Towing so we may contract with them to tow as needed.
 7. ***Amendment to Fifth Addition Settlement Agreement.*** Mr. Heitman's attorney forwarded us an amendment to our original agreement extending the due dates for three items: the Eastern Trail, the No Parking and corrected street signs and for the exterior fencing and gates. They asked for an extension to complete these items by June 1, 2008. The Board will counter with the following:
 - a. Eastern Trail – this included the bridge/culvert and trail improvements. The Board will ask for all materials including the culvert and footings to be delivered to the site no later than April 1, 2008 and it shall be installed within 30 days of the creek bed becoming dry.
 - b. The Board will ask for the No Parking signs and corrected Shelley Lake street signs to be installed no later than April 1, 2008 since weather conditions are favorable.
 - c. The Board will okay June 1, 2008 as the date for completion of the exterior perimeter fence and 5th Addition entry gate completion.

Scotty Smith made the motion to accept these changes. Sue Watilo seconded and the motion passed unanimously.



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Next Meeting

A regular Board of Directors meeting will be scheduled for April. There being no further business, the meeting was adjourned at 9:30 pm.

Respectfully submitted,

Shelley Lake Estates Homeowners' Association

Scotty Smith
President

Christy Smith
Secretary

Action Items:

Doug, Bob, Bill – meet with Whipple Engineering, advise Board

Bill, Sue – review Washington State HOA requirements, present summary to Board

Dan – make contact with Paul Hersey regarding wetlands investigation

Norene- provide Directors with contact info for past due homeowners

Christy – contract with Divine Towing

Mike – second letter to homeowner

Scotty – ask Matt about posting fines schedule, ability to make "in kind" donation for tax deduction