

WVR HOA Board Meeting

Date: June 1, 2022, 6:30pm Padero Home

- Call To Order @ 6:30 p.m.:
 - Board present: Hemmen, Padero, Knowles, Graybill (JC Higgins)
 - Homeowners present: Tim Edwards, Rick Sanderson, Lisa Schultz, Stephanie Mendoza, Ashley Stanley
- Review Minutes of last meeting
 - Minutes reviewed and accepted
- Financial to Date
 - Report presented by Ashley Graybill
 - Discussion regarding accounts outstanding and follow-up actions. Status of past due amounts discussed in general and collection activities described.
- Committee Reports (includes old business follow-up.)
 - Finance Committee – presented by Stephanie Mendoza
 - i. Audit project: Discussion of what needs to be audited – WVRHOA Association accounts, NOT JC Higgins. Difficulty finding a local company to perform the audit. JC Higgins said this has been their experience, but they could recommend a company in Spokane or CA. Frequency of audits discussed: recommend once every 5 years due to the size of the account, expense, and time involved. Preliminary indication is that an audit would cost about \$5,000 - \$6,000. This is a ball-park estimate, given the difficulty of finding a company to perform an audit.
 - ii. Alternative management companies: Difficulty in getting someone to respond to the request for information. Several possible companies were mentioned – Mgmt. Solutions NW. Initial discussions indicate the expense would be higher, depending on the services performed. JC Higgins said they would cooperate with further actions and would provide info to prospective companies, if needed.
 - Architectural Control Committee Report – presented by Tim Edwards
 - i. Membership – Dale has stepped away from the ACC. Many thanks for his years of service. Dave Phillips will no longer be a member of ACC due to his moving out of the neighborhood. Currently ACC requests are sent to Steve Curran, who forwards them to the members for follow-up.
 - ii. Over the past quarter, there have been a number of requests for tree removal, all of which approved. One request for Tuff-Shed was not approved. Backyard improvements were approved for several lots and one roof approved. One fence was approved.
 - CC&R Violations – presented by Ashley Greybill
 - i. Drive around was performed by JC Higgins on May 16, resulting in 14 Notice letters being drafted to be sent to homeowners.

- ii. Discussion surrounded review of the violations and when to send letters. Also discussed was reference to specific CCR sections of noted violations. JC Higgins stated that CCR's were quoted in the letters.
 - iii. Action postponed until Friday, giving chance to Board to review letters prior to being sent. JC Higgins expressed concern about timeliness of letters and noted they usually send within 10 days of drive-through. Board committed to giving direction this week
- Landscape Committee –
 - i. Front area has been barked and thatched/aerated/reseeded. Although looked messy for a short period, work should improve overall appearance by summer.
 - ii. Considering placing river rock in center area to reduce maintenance and trimming tasks needed. Will pursue and discuss further for next meeting.
 - iii. Spring planting party planned as soon as plants are delivered. Landscape committee will call for volunteers to place and plant items, possibly this Friday.
- Maintenance Committee –
 - i. Gate repairs made and maintenance performed. After last power outage, gates did not open as designed due to dead backup batteries. General maintenance performed including cleaning mechanisms and general grease/lube of moving parts.
 - ii. Committee will call for volunteers to clean and re-stain mailbox area and treat roof for moss. Also power spray front gates when (if) it ever stops raining. These projects will occur later in the summer (July/August) depending on weather and volunteer availability.
 - iii. Road Report presented by Rick Sanderson: Cost to seal coat neighborhood would be approximately \$25,000 – price will vary based on when work is performed based on oil prices. Assessment of road system does not show any problems and the seal coating or other general paving will not need to be done for another 3-5 years. Rick continues to monitor in case of change, but recommendation is nothing needs to be done for at least several years. Board should include the cost in future reserve requirements.
 - iv. Fencing project presented on behalf of Kevin McKenna by Lain: Ballpark quotes received from 4 companies and summary report distributed to Board. Several additional contractors declined to quote due to volatility of labor and materials process. When action is planned, price can be formalized with additional quotes. Estimates averaged \$76,400 (plus tax) to replace the entire fence (approx. 1,700') More discussion needs to occur about timing (not this year), funding, and the possibility of repairs versus replacement.
- Wells Committee – Presented by Lain Knowles
 - i. Quarterly well flushing scheduled for June 4.
 - ii. Wells tested and permits received for year. Committee will calendar future testing dates and remind JC Higgins to schedule the testing.

- iii. Every well group (6 or 12 per wellhouse) should look periodically inspect their wellhouse to ensure it is clean and operating – general cleaning, sweeping, removal of growth surrounding the wellhouse, change lightbulbs, remove spider webs, etc. Report any maintenance requirements (aside from cleaning) or malfunctions to the Wells Committed for follow-up.
- Communication Committee – No report
- Rules Committee – No report
- Social Committee – Presented by Lisa Schultz
 - i. Social committed has been extremely active with planning and scheduling events. Request was made for neighborhood survey to determine interest in specific activities, best days for activities, and generate additional ideas for activities. Request was approved. Committees will follow up with Communications Committee to distribute survey.
 - ii. Yard sale was very successful due to timing and promotion, using various social media avenues. Cars were lined up in the streets until mid-afternoon. Presale party on Friday night was well received and many new homeowners were present.
 - iii. Committee wants to put together a welcome package for new homeowners. Need to expand communications reach-outs to include all neighbors.
 - iv. Future activities scheduled:
 - 1. June 25 – Welcome Summer parade
 - 2. August – Kids Day BBQ and Outdoor Game Day
 - 3. October – Halloween party
 - 4. December – caroling
- New Business – none
- Homeowner Issues
 - New Homeowner expressed concern about water pressure at their house. Well Committee member volunteered to visit and help troubleshoot.
- Meeting Adjourn at 8:00 p.m.
 - Next meeting September 7, 2022 @ 6:30 p.m.