

**CREEK AT CHESTER HOMEOWNERS ASSOCIATION
ANNUAL MEETING
December 12, 2022**

Minutes of the 2023 Annual Business Meeting of the Creek at Chester Homeowners Association, Spokane Valley, Washington, held at Valley Christian School, Spokane Valley, Washington at 6:00 pm on the 12th day of December 2022.

I. CALL TO ORDER

President James Pappas called the meeting to order at 6:07 p.m.

II. ROLL CALL OF OFFICERS

Present: James Pappas, president, Vicki Inks, secretary, and Steve Tripp, treasurer.

III. MEMBERS PRESENT

Robert Alberti, Dave Baird, Terry Cripps, Carol Gonzalez, Larry Herman, Chuck Inks, Eddie Lee,
Norm and Chris Moss, Amy Pappas, Paul Russell, Vivian Tripp, and Tonya and Grant, Williams.

Proxy votes included: William and Marilyn Hardin, Sandy Baker, Jim and Sharon Scot, and Cody and Kristen Goll.

IV. APPROVAL OF THE MINUTES OF THE PREVIOUS ANNUAL MEETING

Motion by James Pappas, seconded by Norm Moss to approve the minutes of the Annual Meeting held on Dec. 6, 2021.

V. NEW BUSINESS

James gave a brief presentation of the state of our HOA, as well as the budget for the coming year. At the previous meeting we had initiated an annual inflationary rate of 3% increase of dues each year. He used graphs to demonstrate how hyper-inflation over the past year had played out on our costs. Snow removal, issues with the water system and subsequent use of more water, and legal consultation fees were the main reasons that we failed to meet our baseline amount to be put into reserve. James suggested 3 options for dealing with it: 1) make a one-time corrective adjustment, 2) do nothing, or 3) table discussion for 6 months to observe the impact of inflation on current costs.

Motion was made by Larry Herman to accept the budget as proposed, seconded by Paul Russel. Motion carried.

Bob Alberti moved to table deficit discussion for 6 months. Dave Baird seconded and motion was approved.

Additional questions concerned street light payments included in Inland Power bills, low water pressure, and whether insurance was included in the total expenses.

The Architectural Review Committee has been operating with only two members; Larry Herman has decided to step down. Steve Tripp will become a part of the committee, and Chuck Inks will remain on the committee. Robert Alberti volunteered to be the third member.

James moved to adjourn the meeting at 7:42; Larry seconded and motion carried.