

**CREEK AT CHESTER HOMEOWNERS ASSOCIATION
ANNUAL MEETING
Thursday, May 27, 2021**

Minutes of the Annual Business Meeting of the Creek at Chester Homeowners Association, Spokane Valley, Washington, held at Cul-de-Sac of Coyote Creek, Spokane Valley, Washington at 7:00 p.m. on the 27th day of May 2021.

I. CALL TO ORDER

President James Pappas called the meeting to order at 7:05 p.m.

II. ROLL CALL OF OFFICERS

Present: James Pappas, Steve Tripp, and Vicki Inks

III. MEMBERS PRESENT

Russ and Chris Barfuss, Carol Gonzales, Dan Redmond, Norm and Chris Moss, Kay Rockstrom, Larry Herman, Terry Cripps, Kristin Goll, Robert and Sonya Alberti, Michael Donaway, Margaret Fowler, Vivian Tripp, Ryan Kennedy, Cody Hines, Jim and Sharon Scott, Jenniephier Rise, Sandra Baker, and Chuck Inks. Proxy votes from Mick and Melissa Busch and Willie and Marilyn Hardin.

IV. APPROVAL OF THE MINUTES OF THE PREVIOUS ANNUAL MEETING.

Motion by Norm Moss, seconded by Cody Hines to approve the minutes of the Annual Business Meeting of September 26, 2020. Motion Carried.

V. Current Financial Condition.

Financial report given by Steve Tripp. Motion by Chris Moss and seconded by Cody Hines to accept. Motion carried. An announcement was made that the Board is likely to hold Annual Meetings in December beginning this year to coincide with the annual budget.

VI. Management Report

No Management Report was given or discussed.

VII. New business

A discussion of the reasoning for and against security gates was held due to a great amount of increased traffic from the adjacent construction and safety issues related to continued thefts and car prowls. There was common agreement that the question of whether to install security gates at the Association entrances should be put to a vote of all members. It was resolved the Board would send out a Voter's Pamphlet regarding the security gate measure followed by an official ballot and results notice.

Terry Cripps suggested putting a "Yield" sign at the corner of Coyote Creek Lane and Lapwai for safety purposes. The Board agreed to investigate updating traffic signage.

Sandra Baker asked about weed abatement in the wetland area backing onto the development property. James said HOA would have it sprayed.

Vicki Inks made a motion to adjourn the meeting at 8:00 p.m. seconded by Steve Tripp. Motion Carried.