

HOA BOARD MEETING

Date: September 25, 2018

Time: 6:00 pm

Location: 4712 S Lapwai Ln

Board Members in Attendance:

Danna, Jay, Derald

AGENDA

General Meeting Prep.

Agreed to change date to Nov 2, 2018 @ Spokane Valley Library.

Consider sending out ballots to vote by mail.

Maintenance :

Jay has contacted GIL Sealing and Repair, Seal Coat, Inc. , and Asphalt Product, Inc., contractors to schedule visual inspection and repairs of asphalt. All were too busy this season to take on another bid.

Board approves Jay and Derald to seal surface cracks in asphalt before winter.

Derald researched asphalt sealant products and will purchase product

Jay will purchase orange cones for visibility while surface cures

Homeowner concern:

Sandy Baker concerned about weeds in meadow blowing seeds into her yard. Board has been advised that Wetlands cannot be sprayed without extensive and expensive testing and studies to meet Wetland, EPA, county, state, and federal regulations. Most of the land behind the HOA is owned by the County, as well. Board agrees that there is nothing the Board can do.

Discussed revenue issues of late payment and late dues fines.

3 homeowners are still overdue on HOA dues.

Board agrees to assess fines for late fees.

Discussed New Homeowner Welcome Packet:

Danna will make packets to send out to include Chester Creek Board contact information, ARC application, complaint form, etc.

Jay will follow-up with a meet and greet

Derald paid \$500 for final Wetland Study. Spokane County is satisfied with the report.

Farmers Insurance increased HOA insurance premium to \$1006.72/yr.

Next board meeting will be Oct 9.

Will prepare for upcoming HOA General Meeting

General Meeting topics for Nov 2 2018:

Response letter from Red Diamond will be available for discussion with homeowners.

Nominations to fill board vacancies.

Budget

Meeting adjourned 6:41 PM