

CREEK AT CHESTER HOMEOWNERS ASSOCIATION

2018 HOA ANNUAL MEETING & ELECTIONS MINUTES

Date: December 7, 2018

Time: 6:00 PM

Location: Spokane Valley Library

Board Members in Attendance: Danna Krill, President; Derald Reisinger, Treasurer; Jay Hallowell, Secretary

Other Attendees: A quorum of Creek at Chester Homeowners, representing 12 homes

1. Meeting called to order by the President of the Board at 6 PM
2. Confirmed roster of homeowners present. No proxies were offered.
3. Confirmed proof of notice of meeting or waiver of notice.
4. Jay Hallowell read minutes of prior meeting.
5. Reports of officers:
 - a. Jay Hallowell reported on HOA maintenance. HOA will continue with current contractors.
 - b. Derald Reisinger reported on HOA finances.
 - c. Danna Krill reported on resolution of items discussed at last homeowners meeting. Also discussed need for Special Projects volunteers.
6. Reports of committees:
 - a. Neighborhood Watch: Willie Hardin provided an updated HOA roster.
 - b. Architectural Review:
 - i. Chuck Inks provided update and reiterated requirements.
 - ii. Chuck and Dennis Carney completed their one-year voluntary service.
 - iii. Coy Krill volunteered to serve one year. Two additional volunteers are needed.
7. Election of two (2) Directors
 - a. Derald retired from the two year position as Treasurer.
 - b. Jay fulfilled the two year position as Secretary
 - c. Danna nominated Jay Hallowell to serve again. Norm Moss seconded the motion.
 - d. Norm nominated Willie Hardin. Chuck Inks seconded motion.
 - e. Vote for Directors by the HOA, counted by Norm Moss and Derald Reisinger.
 - f. Both nominees voted in by HOA as new Board members.
8. Unfinished Business
 - a. Danna provided an update on Red Diamond Construction/Hayden Homes.
 - b. Danna provided the response letter from Red Diamond's commercial insurance company, Alaska National, and discussed.
 - c. Danna provided a list of potential costs of litigation, approximately \$80k (plus same if lost). Discussed costs vs. the benefits.
 - d. Discussed the need to levy a special assessment to get the funds necessary if the homeowners decided to pursue litigation.
 - e. Discussed pros and cons of patching vs replacing concrete.
 - f. Vote by homeowners regarding Red Diamond/Hayden
 - i. Norm Moss and Derald Reisinger counted ballots
 - ii. 11 votes No for litigation; 1 vote Yes for litigation

- iii. The majority of homeowners vote to dismiss litigation, 11:1.

9. New Business

a. Review of 2019 budget

- i. Danna presented budget.
- ii. Vote by HOA to ratify the budget, counted by Norm Moss and Derald Reisinger.
- iii. Unanimous vote to accept budget.

b. Other New Business

- i. Discussed nuisance dogs.
- ii. Discussed Painted Hills Golf Course project.
- iii. Norm motioned that Board members willing to serve full term should have their dues reduced by $\frac{1}{2}$. Willie seconded the motion. The Board members discussed recusing themselves from the vote, which resulted in a quorum not being present. Homeowners elected to revisit this topic at a later date.

10. Adjournment

- a.** Norm moved to adjourn. Coy seconded motion.
- b.** Meeting adjourned 7:19 PM