



Board of Directors Meeting Minutes
May 13, 2020 5:30pm
1421 N. Meadowwood Ln Suite 200, Liberty Lake, WA

In Attendance via Zoom: Lola Douthitt, President
Dg Garcia, Vice President
Donna Guarisco, Treasurer
Marilyn Steen, Director at Large
Madisen Kellogg, Secretary

Gil Pierce, Community Manager, Rockwood PM
Melissa Owens, Association Administrator, Rockwood PM

The meeting was called to order at 5:36pm

Board meeting minutes from 2/12/20 meeting were approved by the board.

The following topics were discussed:

- HOA Financial Reporting by RPM
 - April 2020 Financial Report – Insurance Expenses have gone up/ Repairs over budget due to supplies for Chris and the mailbox damage. Gil mentioned that a payment plan has been set up with the owner of the car who hit the mailboxes to repay the damages cost. Check is to be received May 15 for \$3,000 with a remaining balance of \$3,000 due in payments through June and July. If the check is not received, the incident will be turned into insurance to be resolved.
- COVID-19 Effects on HOA
 - Complaints on fitness center closure received. It was agreed that the fitness center has to remain closed to comply with state restrictions.
 - Changing CC&Rs to comply with COVID19 guidelines and to allow flexibility with meetings. \$875 flat fee. Board voted to move forward with paying Condominium Law Group, PLLC to change our CC&Rs.
- Capital Improvement Projects
 - Links provided for the equipment information and pricing. Board discussed pros and cons to purchasing the equipment or hiring it out with a third-party company to clean the breezeways. Board voted to purchase power washer and recommended accessories to complete the breezeways. Voted not to exceed \$1600 total for equipment.
 - Marilyn discussed the rocks in the corners of the lawn and recommended bigger stakes. Concerns regarding the lawn mowers hitting the rocks and shooting them and causing a safety hazard. To be discussed further at a later date.
 - Irrigation changes were discussed. Currently at 4 days a week at 100%, needed to be changed to 3 days a week at 75%.
 - Confirmed that during asphalt construction we will be removing the leftover speed bumps.

The Meeting was adjourned at 6:30pm