



Board Meeting Minutes
July 9, 2019 at 3pm
1421 N Meadowwood Ln #200, Liberty Lake WA 99019

Attending: Lola Douthitt, VP
Marilyn Steen, Treasurer
Donna Guarisco, Secretary
Gary Copenhaver, President
Gil Pierce, Rockwood PM
Melissa Owens, Rockwood PM
Dori Ramsey, Rockwood PM

The meeting was called to order at 3:15pm.

The 2/25/19 Board Meeting Minutes are approved.

The 5/31/10 Financial Report provided by RPM was approved without changes.

Bad debt was written off for two accounts that are no longer collectable under state law. \$1623.32 for account VBT285000/Cherokee and \$1320 for account VBT342/Southern.

Reserve expense resolutions are approved for the following:

\$1,500 (approx.) Fiber Converters (upgrade from 100mps to 1000mps) payment to Sharon Hilditch
\$15,000 (approx.) Gutter cleaning and building power washing payment to Pro-Wash

Owners are encouraged to place trash/recycle cans out for collection on Monday morning to limit opportunity for illegal dumping. Additionally, more enforcement is necessary to ensure cans are placed in the appropriate location. These two circumstances will not be remedied by eliminating bulk trash service but the time and expense to continue bulk trash will far outweigh the benefits. The Association is serving as collection agency for Waste Management extra trash charges and mediating between neighbors when disputes arise RE trash. Further, the admin expense to the HOA has been considerable and far outweighs any bulk savings presented by the bulk service agreement. Considering the hardship and expense to the Association, continuation of the bulk trash contract will be reviewed in advance of the 2020 Budget.

The next Board Meeting will be held at 3pm on September 25, 2019 to review and approve the 2020 Budget.

The Board's decision to engage the Comcast Bulk Contract (with no increase) was ratified.

Several proposals were reviewed for the upcoming asphalt repair reserve project. The Board will make a decision once all bids are received.

Discussion ensued regarding potential candidates to fill the vacant Director position. The Board will approach the leading candidate shortly then relay its final decision to RPM.

Gil will reach out to Greenleaf to request aphid treatment of the Ash Tree behind building 16 and replacement of expired foliage. Lola will do research to help determine which plants to install as replacement.

With no other business rightfully brought before the Board, the meeting was adjourned at 4:19pm.

Respectfully submitted by Melissa Owens, Association Admin, Rockwood Property Management.