

Meeting was brought to order by Gil Pierce at 6:02 pm, after establishing a quorum.

The board approved the minutes from the prior meeting before reviewing the balance sheet and budget.

Discussion ensued about the rising cost of HOA fees from \$210/mo to \$230/mo and that the money would go to fill our deficit for capital improvements.

Gil reviewed and discussed:

Landscaping budget

Estimated 2017 snow removal overages (what could be upwards of \$4000 additional)

Speed bump damage and opting to not replace them, only to smooth out the concrete where they've broken off

Rain gutter clean-up

Leaf blowing

Increase in utilities by 10%/year

Comcast's annual increase of 4%/year

Prompted by a residents questions, Sharon was introduced and discussion took place about the increases in our network bandwidth and the cost of doing so. Gil provided Sharon's phone number ([509-210-1003](tel:509-210-1003)) in case of any internet issues and mentioned that she doesn't pick up that phone as it's a VoIP phone and that you must leave a message. He also reassured everyone that she is quick to respond.

Gil addressed concerns that the percentage projected for delinquent accounts was too low.

After, we reviewed the capital expense budget and discussed renewing the reserve study. Board President, Jason Webster, discussed the importance of renewing the reserve study and pointed out the costly renovations for the siding and roof replacement and how prior reserve study projections were incorrect which has put us under-budget for these repairs.

Homeowner-driven improvements were discussed. Gil has added verbiage to inspect units with the listing agent/realtor whenever a unit is being sold to ensure that unit conforms to our CC&Rs. Any non-conforming units would be required to be brought into conformance prior to the sale closing. He also requested any improvements to residents units must go through approval and explained the process. He also directed that everyone go online and use the request form for future work.

Concerns about vapor lights being out in the complex were discussed and Gil reported that Avista was already called and they are responsible for replacing these.

Information was provided for residents about painting the decking rails and a resident asked that the paint code for the deck rail color be added to our website.

Concerns were voiced over vandalism damage in carport roofs due to skateboarders and apartment dwellers children throwing rocks, leaving messes and trash in common areas and being generally disrespectful of our property. Gil mentioned that he has a good working relationship with the apartment manager at BTL and asked if anyone sees this to report these things to him, mentioning also that if he doesn't have information on who it is and what unit they live in, he cannot help.

Upon being asked by a resident, Gil discussed the work that will be done to rehab the entry monuments.

While Gil was discussing our annual dryer vent clean out, a few residents responded that there vents weren't cleaned out at all the prior year. They inquired as to whether someone could come out early to clean these out as they were convinced they had been overlooked entirely.

Budget was ratified at 6:49 pm.

A lengthy conversation began about animal feces, whether more dog stations needed to be added to the property. It was discussed that we had already approved one additional station and that these were not an inexpensive item. It was agreed that the addition of stations would have little impact on the cleanup and a few residents mentioned many of these piles of feces are from apartment dwellers who walk their dogs on our side of the property.

Jason discussed "draining the swamp" in the common areas by watering those areas less and the majority of people present agreed that was a smart idea as long as the high areas didn't turn brown.

Meeting was adjourned at 7:22 pm.