



## Annual Meeting Minutes

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April 20th, 2017

**Location:** Liberty Lake Sewer & Water  
22510 E Mission Ave  
Liberty Lake, WA 99019

### Trailhead Townhomes

**Called to order:** 6:30PM

**Present:**

- Gil Pierce, HOA Manager, Rockwood Property Management
- Dori Ramsey, Note Taker, Rockwood Property Management
- 4 homeowners in attendance

**Budget**

- 2016 total income \$9,481.29
  - \$6,423.81 total expenses
  - \$3,057.48 net cash flow
  - \$5,367.15 ending cash balance
- 2017 projected total income \$9,120.00
  - 9,091.93 projected expenses
  - \$28.08 net cash flow
  - \$6,195.23 projected ending cash balance

**Discussion Points:**

- Snow removal, new company to be hired for the 2017-2018 snow season. Clearwater was not adequate for this last season and changes will be made to who does the service and what all services are provided.
- What is included in the snow removal process? Gil will put together a list of what is covered in the Trailhead Townhomes
- Trailhead townhomes on Indiana are build out a second addition is being built at Kalama and Holl and will be added to the current Trailhead budget

**Comments and Concerns:**

- Will HOA fees go up? There is no plan for the fees to be increased at this time.
- Any snow removal idea should be emailed to Gil directly
- Questions was raised about the planter bed material and does it have to stay the same as what was developed? No just need to submit Architectural Application for approval to be changed.

**Project Update:**

- Park at Holl and Kalama will be getting playground equipment by end and a covered picnic area by July.
- Public Park being developed and owned by City of Liberty Lake, located at the end of Indiana 2017-2018 construction.
- Bare land at Holl and Mission to be developed starting late summer and will be a mix of townhomes and cottages. Total of 33 lots.

**End of meeting: 6:50pm**