



## Annual Meeting Minutes

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June 3, 2010

### Meeting called to order 6:50

**Those Present:** Drew Benado, Gil Pierce, Katherine Funk (note taker) and 11 Homeowners

### Events:

Greenstone is sponsoring three movies, the Homeowners Association is doing a community party, and there will be an Italian Night (food not free but come enjoy). We will be mailing out the newsletter with the July 1<sup>st</sup> dues billing. Also, we are still looking at concerts as a possibility.

The Spokane Home Builders Association selected River District as the location for The Showcase of Green Homes. It will be at the Northwest corner of Half Moon Park. This showcase features energy efficient homes and we are expecting about 1,000 people. This event costs \$8.00 per person, but those that came to the meeting tonight will get free tickets

August 17<sup>th</sup> the bike race will be back so there will be some parking restrictions.

### Budget:

1. Income: Due to the economy we added delinquent dues as a line item this year. The estimated dues income was increased over last year based on sales projections.
2. Landscape Expenses: Most of the expenses for the association are related to mowing and other common area maintenance.
3. Other Expenses: These expenses cover the every day running of the association. The biggest expenses in this category are electricity for street lights and management fees.

4. Capital Expense Funds: This is for major repairs. We start building up the bank fund for future large expenses so when they are needed there will not have to be special assessment to fund them.

## **Project update**

1. Mission sewer project should be completed in September.
2. Greenstone as a company is becoming more conscientious about the environment. The Showcase of Green Homes is just one example. We are looking at making the connection to the Centennial Trail this year. There have been multiple challenges to get the necessary permits. The connection will be under the power lines and will be lined by fruit trees for the community to harvest. If the trees start to grow more than the community can use then it could be opened up to Second Harvest or a similar group. Bitterroot Lodge had a community garden installed last year and it really took off. It is something that we have thought about doing in River District.
3. Greenstone brought on a couple of streets this year, and they will continue to build at same pace as they have over the last couple of years. There are a couple of new builders, but they will have to follow same Architectural Rules.
4. What are the houses that are going in off mission going to be like? Based on the plats it looks pretty dense. Usually they do that because once they approve the number of lots they can go lower but it is hard to increase numbers after platted. Currently sewer repairs staging from there.
5. Greenstone will leave space for schools, but the one on the plat will be going somewhere else.

## **New business:**

1. We are in the process of updating association website. Once the new website for the new project is done it will be used as a template for all the communities. It may include blogs and other avenues to get information out to all the homeowners. If you have any ideas of what you want to see please let us know by email [Hoq@rockwoodpm.com](mailto:Hoq@rockwoodpm.com)
2. Are street trees being trimmed? The street trees are the homeowners responsibility. The Master Tree Program has been started for the common areas. It includes a systemic drench and insecticide. If we can get more communication going then we can give homeowners the opportunity to have their trees done at a reduced cost. The street trees along Holl Boulevard were trimmed for the show.

3. The landscaping at the pump station is done. It is a native grass so we will only need to mow it once a year after we get the weeds taken care of. We are doing the same thing at Half Moon Park in the swales.
4. There is a sprinkler spraying water into mailboxes in front of 1808 Aladdin
5. Is it allowed to have junk cars in the back yard? It is illegal in Washington in order to protect the Rathdrum Aquifer. We know about the address and are working on the issue.
6. Please contact Rockwood Property Management at 509-893-0800 or [HOA@Rockwoodpm.com](mailto:HOA@Rockwoodpm.com) if there are any issues so we can take care of them.
7. Who do we speak to about people that put out door hangers for businesses? We can check on this.
8. Are they going to change the zip code? no
9. How long can you have an RV at the house? An RV can be at a house for 48 hours. If there are extenuating circumstances give us for approval. Alley entry homes have to follow the same rules.

Meeting Adjourned: 8:00 pm