

6:00pm on April 16, 2019 at Liberty Lake Water and Sewer

In attendance: Kevin Schneidmiller, Greenstone Development, President
Gil Pierce, Community Manager, Rockwood Property Management
Dori Ramsey, Field Inspection Specialist, Rockwood Property Management
Melissa Owens, Association Admin, Rockwood Property Management

2018 – 19 Budget Review (see attached budget)

Notable changes between 2018 and 2019 Budgets include a 5% increase in landscape expenses due to contract increases (it's been about 5 years since the last increase). Snow removal was higher than expected in some areas of the community due to significant precipitation earlier this year but right on budget in others. Positive cash flow is represented in 2018 and expected again in 2019. New lots may be added to the Trailhead Townhomes community in the future, which would offset the overall assessment expense to all Trailhead townhome owners.

Garden Plots are available in River Rock Park for residents that so desire. The cost is \$20 for the year. Contact Dori Ramsey with RPM for more info.

Upcoming events include a movie on July 6 and annual party on August 16. The annual party will include a movie, Longhorn Barbeque, bounce house and other fun activities for the community.

Development Update

- Indiana, Harvest Pkwy and the roundabout at Mission Ave have been updated to support development in River District and improve connectivity
- 40 lot subdivision across Harvest Pkwy from Orchard Place is breaking ground with estimated completion in 75 days. 1 block at the corner of Indiana and Harvest Pkwy will be reserved for commercial space.
- No development East down Harvest Pkwy for several years due to upcoming install of sewer lift station.
- Gathering interest for development of commercial area "Town Center" north of storage facility at Harvest Pkwy and Indiana.
- The new city park at Indiana and Harvest Pkwy is scheduled to open mid-summer contingent on the City's progress.
- An owner expressed concern for a pile of gravel and other materials at the end of Kalama and area behind Orchard Place because it's attracting illegal dumping. The Developer is working diligently to clean up this area as quickly as possible.
- A sewer lift station will be installed to support development east of River Rock Park; development isn't expected to begin for 2-4 years.

Part 1: ORCHARD PLACE called to order at 6:00pm – 7 Lots represented in person

Questions were raised regarding landscaping and tree trimming and seasonal sprinkler turn on. Irrigation water is turned on; homeowners who prefer to manage their own irrigation timers are welcome to do so. Homeowners who would like assistance setting their irrigation timer seasonally may reach out to Gil at RPM for assistance or communicate directly with the irrigation specialists when they're onsite.

Part 2: TRAILHEAD TOWNHOMES called to order at 6:50pm – 6 Lots represented in person

Comments from homeowners in attendance included praise about efficiency of snow removal this year with the exception of snow that was moved on street-adjacent HVAC units. This comment will be relayed to the vendor to improve service next season. A picnic table will be installed under the gazebo at River Rock Park.

An inquiry was submitted by a member present about joining the trail with the Centennial Trail. Spokane County has approved the permit but the last section of trail runs through land owned by State Parks. In order to connect the trails, State Parks requested an annual lease fee paid by the HOA. After explaining that the trails are public but to be installed by a private entity, State Parks reversed its request for a lease fee but has yet to approve the completion of the trail. The Declarant will continue to advocate for the completion of the trail.

Part 3: SAHALE TOWNHOMES called to order at 7:31pm – 3 Lots were represented in person

Questions were raised regarding exterior paint and timing for this owner maintenance obligation. Gil offered to help owners solicit a proposal or provide paint codes so owners can feel assured they're receiving reasonable pricing.

Part 4: RIVER CROSSING MAIN ASSOCIATION called to order at 8:00pm – 25 Lots were represented in person

The following questions and concerns were raised by attendees:

When will mitigation of non-native plants in the area behind the lots adjacent to the river and surrounding River Rock Park occur? New native plant material will be installed in the next month but no mitigation is planned.

When will the Association turnover to the homeowners? At 25 years or 75% build out.

When will homeowners be elected to the Board? As the community nears turnover, member owners will be brought on to ease the transition.

When will the River Rock Park monument be complete? Within the next few months.

Heading north on Hall from Half Moon Park, the crosswalks have been damaged by semi traffic. Who's responsible for making the repair? The Declarant will review and repair if determined to be caused by construction traffic.

Who is the contact for submitting interest in new mixed use block upcoming at Indiana and Harvest Pkwy? Call Greenstone and ask for Joe Frank or Kevin Schniedmiller.

Will the main association meeting be done first in the future? Yes, the main will be first next year.

Meeting adjourned at 9:15 pm