



Annual Meeting Minutes

April 20th 2017

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

Orchard Place

Called to order: 7:00PM

Present:

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

Budget

- 2016 total income \$26,403.35
 - 22,937.98 total expenses
 - \$3465.37 net cash flow
 - 7,963.59 ending cash balance
- 2017 projected total income \$26,640.00
 - \$26,428.46 projected expenses
 - \$211.64 projected net cash flow
 - \$8,175.13 projected ending cash balance

Discussion Points:

- Main HOA will not be turned over until it reaches 75% buildout or 25 years.
- Snow removal contractor was not adequate for the amount of snow this year. HOA will be looking for a different contractor to provide services for the 2017-18 snow season. Glenbrooke is a City owned street and snow removal is done by the City of Liberty Lake. Most of the snow removal done in the fall of 2016 and spring of 2017 will hit the 2017 budget.
- Clean up after mowing. Will communicate with Greenleaf to do a better job.

Project Update:

- Development of the bare land at Mission and Holl, 33 lots to be developed with a mix of townhome and cottages, ground breaking to start late summer 2017
- New park at Holl and Kalama will have playground equipment by end of May 2017
- Public Park being developed and owned by City of Liberty Lake, located at the end of Indiana 2017-2018 construction

Questions/Comments

- Homeowner asked if Orchard place will have its own board. No however they could develop an advisory committee to have representation from the Orchard Place community.

Adjourned: 8:00 PM