



## Annual Meeting Minutes

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April 17th, 2018

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

### Trailhead Townhomes

**Called to order:** 6:53PM

**Present:**

- Gil Pierce, HOA Manager, Rockwood Property Management
- Dori Ramsey, Note Taker, Rockwood Property Management
- Kevin Schneidmiller-Greenstone Development
- 5 homeowners in attendance

**Budget**

- 2017 total income \$11,824.00
  - \$8,929.50 total expenses
  - \$2,894.50 net cash flow
  - \$8,261.65 ending cash balance
- 2018 projected total income \$19,095.00
  - \$17,589.69 projected expenses
  - \$1,505.31 net cash flow
  - \$9,766.96 projected ending cash balance

**Discussion Points:**

- Snow removal- snow removal went well this year with the exception of the city plowing and leaving berms at the drive entry way and damaging the concrete, HOA will need to place a marker in the area next year to prevent this from happening.
- Unoccupied fully landscaped homes will be paying dues by the builder.
- Homeowner is questioning as to whether the bark around the Townhomes will be replaced, this is not something the HOA will provide, the homeowner can replace with ARC approval.
- Shrub bed and tree pruning has been moved to the fall.
- Community party is being planned for August 10<sup>th</sup> This year we will hold the party at the West River Park and the movie night at Half Moon Park.

**Comments and Concerns:**

- Homeowner pointed out that the concrete on the stair landings (Kalama) do not seem to be complete; this HOA has requested that the homeowner contact the builder.
- Question was raised if there is going to be a picnic table added to the pergola at the park, Greenstone development has confirmed that there will be one for community use as well as a trash can.

**End of meeting: 7:31pm**