



## Annual Meeting Minutes

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**April 20th, 2017**

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

### **Main Association**

**Called to order:** 8:02PM

**Present:**

- Gil Pierce, HOA Manager, Rockwood Property Management
- Dori Ramsey, Note Taker, Rockwood Property Management
- 28 households represented

**Budget**

- 2016 total income \$132,711.35
  - \$101,205.09 total expenses
  - \$31,506.26 net cash flow
  - \$138,204.17 ending cash balance
- 2017 projected total income \$146,298.80
  - \$146,253.00 projected expenses
  - \$45.80 project net cash flow
  - \$138,249.97 projected ending cash balance

**Discussion Points:**

- Community party is being planned for August 11<sup>th</sup> HOA welcomes the help this year because the party turned out so well last year. Please email [hoa@rockwoodpm.com](mailto:hoa@rockwoodpm.com) with ideas or to volunteer
- Snow Removal on the streets is the responsibility of the City of Liberty Lake, but alleys and common area sidewalks are maintained by HOA. All sidewalk snow removal is responsibility of the adjacent property owner.
- Lack of snow removal and problem areas, the HOA will bid out for a new contractor this year for snow removal as the company used did not provide adequate removal.
- Adding garbage can to Half Moon Park and looking at replacing concrete in the center lookout area.

**Questions/Comments:**

- Question was raised as to whether or not there is a law as to how much money should be in the HOA bank account, Gil is not aware of any such law at this time.
- Who's responsibility is it to remove snow from the handicap access on the corners of the streets, this is the responsibility of the adjacent property owner.

- Question was asked, why the landscaping budget increased? The projected 2017 budget increased due to the addition of the new park and open space to the north along Holl Blvd and the power line easement.
- Grass and leaves being blown into Homeowners yards and flowerbeds, HOA will contact Greenleaf to have this issue fixed.

**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.

**Adjourned:** 9:10 PM