

RESERVE AT DISHMAN HILLS HOA

ANNUAL MEETING

DECEMBER 16, 2014

OPEN: Meeting called to order at 6:40 pm. A quorum is present.

Board members present are: Leo, Lynda, Danielle, Jon and Judy

OLD BUSINESS: A recap of 2014 was given by Leo. Covered in that were the following:

- Change of Management companies which has gone very well
 - They will manage our contractors for us
- Give suggestions if we ask
- Pay bills, bookkeeping, taxes, etc

- Fencing: Chain link will be added next spring without gate across the back
- Staining: All wood fences will be stained next summer (suggestion for some to help stain to help cut cost)
- Signs: have been made to put up in community --- one for speed limit of 15 mph; another for surveillance. They will be put up when ground thaws.
- Bark: new covering next spring (also this could save money if we put the bark down with volunteers)
- Another meeting with the Sheriff department, Spokane police, & Parks and Rec is scheduled for January. Leo attended the last meeting and shared that they are looking for ways to get the money to remove the water towers, also looking into ways to have the Reserve patrolled.
- Leo shared the purpose of the Board was to leave the community in a better place than it is now. That is what we on the board are striving for.
- Those who have Facebook are encouraged to email Stacy, Dee, Kaye or Deanne to request being put on the Dishman Hills HOA sight for being involved in what is going on with safety of the community.

OPEN DISCUSSION:

- Bob suggested a directory for the homes in our HOA. He has a book to show how they did it at his last HOA.
- Questions about the auditor to let us know what we need to be doing about the up keep of our community were asked and answered. The auditor is already in the budget for 2015. That will help the Board know what we need to be putting away for the larger items that will need repair.
- The raising of the fees was discussed. The use of Capital Expenditures was requested rather than raising the fees. Several were concerned about the Capital Expenditures being something those on fixed incomes would not be able to pay. A Capital Expenditure is when the repair bill is divided between all of the homeowners requiring each of us to pay our fair share at one time. These repairs would not be taken out of our budget.

approval of the budget with the proposed increase of \$4 per month or \$12 per

Motion for
quarter was

moved and seconded. Passed

□ Board is losing 3 members this year. They have been asked to run again as the board is working well together at present. Bob moved to re-elect the three members, Jon, Lynda and Danielle for the next 2 years. Darlene seconded and motion carried.

□ Quinn's house was explained to those present about his desire to lease his house for a business. A lot of discussion ensued questioning the number of people living there. Some felt like there should be an email questioning on how people feel about this idea. There was also a push for an amendment to the CC&R's to change the ability of businesses being able to be brought into the community. Those present were mostly against this happening in our community. Leo will check into it further. Since he has not heard anything since he spoke to the person owning the business we will pursue this as it becomes more necessary to do so.

Motion to close the meeting was made and seconded. Passed – meeting closed at 8 pm.