



# BVE Homeowners' Association

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14 December 2022

Dear Buckeye Homeowners,

Our annual budget meeting was held on Wednesday, December 7th at the North Spokane County Library at 7 pm. 24 people attended with 15 lots represented. Below are the minutes from the meeting. Thank you to those who were able to come.

## **Agenda:**

1. Road Maintenance
2. Snow plowing
3. 2023 proposed budget & dues increase
4. Air BnB
5. Miscellaneous

### 1. Road Maintenance

After an outside evaluation of our roads and discussing them with the current contractor, we discussed two general options available. One was to continue with the yearly chip sealing that has been happening. This has worked well in some areas, however there are a few sections that have deteriorated too far to chip seal and will need to be repaired next year. Another option is to start to a sectional replacement of the roadbed as funds allow, along with repairing needed potholes and pavement breakup each year. This sectional replacement would be done every other year to benefit from a cost savings of not hauling the larger equipment out each year and with a portion of the road budget saved that year, having a larger amount to do a longer section. Discussion was held about both options and the pros and cons of each.

Another problem is that the sides of the road are breaking down. Some areas don't have proper shoulders and drainage which contribute to road breakup. This should be addressed for any areas that are repaired. Also, we have an issue with weeds breaking up the road. We spray for weeds along the side of the road once a year but we discussed spraying earlier in the spring and then hitting it at least once more later in the summer to try to control the growth. Heather Moore volunteered to do some research for this. It would also help if each property owner sprayed and removed weeds on their property at the roadside. We also talked about doing a thicker chip seal on the edges of the road.

A vote was held and the majority voted to move forward with more of a repair and replace system than just continuing to chip seal every year.

## 2. Snow Plowing

We've had snow earlier than usual and a lot more than in recent years. New Covenant Construction has been doing a good job on the plowing. He's had a little trouble with the sanding, which is contracted out, but he is changing the contractor for that. Please make sure to keep your garbage cans in your driveway and not out on the roadway. They shouldn't be past the mailbox as they become obstructions for the plows and cars. The garbage trucks have a long arm and can reach out and grab them further back without problem.

## 3. Proposed 2023 Budget/HOA Dues

The expenses for 2022 were reviewed. Our largest costs, in order, are road maintenance, snowplowing/sanding, and attorney fees. A question was raised on the attorney fees. Our attorney has been used this year in consulting on HOA violations, responding to questions about state HOA law and answering an attorney retained by another homeowner.

In order to meet rising HOA costs, the Board proposed raising the annual dues from \$650 to \$825 for 2023. Nonmembers who live in the HOA boundaries but are exempt from being members will be charged a \$500 road use fee. Our current income from dues does not cover yearly expenses, and we have been running at a deficit the last two years. After discussing the budget, a vote was held and the raise in dues was ratified. The invoices for the HOA dues have been mailed and are due by January 30th. Please pay promptly to avoid late fees.

## 4. Airbnb

Concerns have been expressed about an Airbnb in the HOA that has had complaints about loud music, late night noise, cars parked outside of the driveway and garbage cans not taken in promptly. Some discussion was held about possible solutions. Airbnb policy prohibits gatherings of more than 16 people and all disruptive parties and events. When a property listed is causing a disturbance, it can be reported on their website at Neighborhood Support.

## 5. Miscellaneous

A reminder that when dogs are off your property, they are required to be leashed.

The meeting was adjourned around 7:15 pm.

Sincerely,

*BHOA Board of Trustees*

Michael Buckley, President

Barry Bizzell, Vice-President

Roselyn Sant, Secretary/Treasurer