



BVE Homeowners' Association

PO Box 568, Colbert WA 99005

June 2022 Annual Member Meeting Minutes

The annual member meeting was held on Wednesday, June 15th at the North Spokane County Library at 7 pm. 28 people attended with 19 lots represented. Conducted by the HOA Board, Michael Buckley, Barry Bizzell, Roselyn Sant.

Agenda:

1. Roads
2. Reserve Study
3. Dues
4. Financial Report
5. Miscellaneous

Roads

Speed bumps were discussed. There was not a lot of interest in adding speed bumps to the roads because of snow plow concerns and expense. Discussion was held on problems with speeding cars in the subdivision, some of which appear to be repeat offenders. We discussed whether a speed radar sign might help. Michael will check into the cost.

Michael reviewed the road conditions. He went over the letter from Hollow Contract who did an assessment on our roads. One suggestion was to skip a year of maintenance except for pot holes and do a larger area the following year. A few areas of the road look pretty good but most are a thin layer that needs to be built up and the edges on many areas are breaking down. Hollow Contract advised widening the road maintenance area so we aren't losing part of the road.

A question was raised about turning our roads over to the county. This has been looked into in past years and the county won't take over our roads because they were not laid with a proper foundation by the developer.

Michael will call the company we contract with for the roads, RPI, and get an updated quote for next year as well as checking to see if there is any financial benefit to doing major maintenance costs every other year.

Reserve Study

A reserve study is required by state HOA law to be done every three years. Michael went over the reserve study done this spring and its recommendations. The study noted that our main costs as an HOA is the road maintenance. See the attached reserve study. We discussed the S curve on Whispering Springs--it is somewhat of a safety issue for walkers as there are several blind spots, and in the winter and it slopes the wrong way.

Dues & Financial Report

Roselyn went over our current financial numbers year to date. All HOA member dues have been paid for the year. See the attached reports. We discussed the need for the dues to be raised the coming year. We are barely breaking even with current dues which are \$650 a year and with rising fuel and oil costs for road maintenance, we will need to raise the dues for next year. Both the Hollow report and the reserve study noted that our current dues are not enough to continue funding road maintenance.

There was a general consensus that revenues need to be increased to keep up with inflation and increasing costs of maintaining roads. A specific amount was not agreed up on for increasing dues and/or a special assessment. The board will continue to research the issue.

Miscellaneous

There is school bus driver shortage. As a result, routes may be cut including through the HOA.

If anyone is interested in organizing a summer BBQ, please let members know by sending out an email to the Association.

The playground is overrun with weeds. It was suggested we have day to do some maintenance to clean up the playground.

Meeting Adjourned.

BHOA Board of Trustees

Michael Buckley, President

Barry Bizzell, Vice-President

Roselyn Sant, Secretary/Treasurer