



# BVE Homeowners' Association

PO Box 568, Colbert WA 99005

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## Dec 2023 Annual Member Meeting Minutes

The annual member meeting was held on Wednesday, Dec 18<sup>th</sup> at the North Spokane County Library at 6:30 pm. 33 people attended with 21 lots represented. Conducted by the HOA Board, Michael Buckley, Chuck Finan & Keli Ramsey

### Agenda:

1. Introductions
2. Road Maintenance & Snow Plow
3. 2023 Financial Report
4. 2024 Dues
5. Miscellaneous

### Road Maintenance & Snow Plow

As agreed at June BVE HOA meeting, the road repairs for 2023 were limited to allow for more extensive work to be completed in 2024. Pot hole repairs completed were not paid for as work was not done to satisfaction. Ask: if members have connections or recommendations for Chip Seal Vendors, please send to Michael Buckley for optionality.

During recent snow plowing, there was a mailbox damaged, which will be repaired by vendor, New Covenant Construction. Reminder that only certain slopes and corners are sanded and this service is sub contracted.

As part of the road maintenance, the road shoulders are sprayed for weeds. In 2023 it was completed two times. Members will be notified when weed spray is scheduled to "opt out", but then they are responsible for weed removal in front of homes. Trees should not be affected by the spray; therefore, members are responsible to clearing any in the easement. Discussion that HOA owned properties be added to the 2024 spray maintenance cycle and recommendation of "pre-emergent" be evaluated. There was an ask that a reminder be sent to members to please maintain their weeds, especially prior and during fire season. There is opportunity with the DNR to help thin trees.

### 2023 Financial Report & 2024 Dues

The expenses for 2023 were reviewed. Our largest costs continue to be the road maintenance.

A question was raised about attorney fees; however, Michael Buckley was able to get the legal services in 2023 complementary. The legal services in the past have been around \$350.00 hour when consulting on HOA violations or responding to questions about state HOA laws.

It was discussed that contrary to a recent email sent to the members, the HOA Presidency does not go looking for violations, but rather responds when items are reported. The Covenants, Conditions and Restrictions are provided to each home buyer by their realtor and at time of "closing". Also, as a courtesy, they are handed out as part of a Welcome Packet by HOA Presidency. HOA Covenants, Conditions and Restrictions change process was discussed with understanding that without required voting members or proxy, then current restrictions/rules would remain in place.

The 2024 HOA dues will remain the same at \$825.00 per year.

### Miscellaneous

A request was made that signs be added to the entrances of the HOA to include language about surveillance cameras. Over the summer there was a reported car break in. Presidency will look into options to add to existing poles.

A website for the BVE HOA is being created, there will be a secured section for HOA Members to include notices, meeting minutes, updated directories & maps. There will also be a page intended for interested buyers that will include HOA Covenants, Conditions and Restrictions and Architectural Review documents. Completion of the website should be in January 2024.

Reminder : Next meeting will be in June 2024.

The meeting was adjourned around 7:05 pm.

Sincerely,

BVEHOA Board of Trustees  
Michael Buckley, President  
Chuck Finan, Vice President  
Keli Ramsey, Secretary/Treasure