



BVE Homeowners' Association

PO Box 568, Colbert WA 99005

June 2023 Annual Member Meeting Minutes

The annual member meeting was held on Wednesday, June 16th at the North Spokane County Library at 6 pm. 22 people attended with 16 lots represented. Conducted by the HOA Board, Michael Buckley & Keli Ramsey

Agenda:

1. Roads
2. Dues
3. Financial Report
4. Miscellaneous

Roads

The roads are a continued maintenance problem because they were not installed correctly when done initially. In some areas the road base underlayment is only 1 inch thick. Arrow Concrete and Asphalt Specialties has provided a bid for proposed repairs. Historically the repairs are done annually, but it is recommended that there be a long-term plan for repairs for more extensive work to be completed in 2024 after saving up the HOA funds. Repairs for 2023 (option 1 & 2) & 2024/2025 (option 1) were discussed and agreed upon by the attendees.

Weed spray was discussed, 2 per year, first one completed, second- TBD as needed. Michael will send out the communication of 2nd spray ahead of time to allow homeowners opt out option.

Dues & Financial Report

All paid, with discussion around why dues were increased this past year. Road repairs and snow removal are the biggest outlay of HOA dues.

Financials discussed. Will look at the option to move checking balance into a higher yielding account.

Litigation Issues

Currently one litigation issue is still being addressed by the attorney; however, recent billing has not been received. Attorney rate is \$350.00 an hour.

Miscellaneous

Playground maintenance is needed on teeter totter, if anyone willing to volunteer to fix, the HOA will provide dinner gift card. Question came up about liability coverage for playground area, HOA has insurance, coverage will be verified.

Summer gathering discussed as a potential option is any member wants to lead the effort.

Architectural Review Committee form discussed and passed out for any changes members want to make as identified in the Architectural Guidelines. Email form to Michael Buckley and he will then send it to the ARC. The board does not go looking for violations, but if identified/reported, then member is liable for any fees and expenses if legal services are needed to resolve.

High speed internet topic was shared by Sandra Finan. BVE neighborhood is an underserved area and by challenging the information on the FCC broadband map, other companies might be interested in using grant money to install better high-speed internet into the neighborhood.

A question came up about changing animal restrictions. Process needs to be followed as outlined in CCRs for changes to be made.

An updated map was requested to be sent out to members.

Next meeting - first week in December

Meeting was adjourned at 6:47pm

BHOA Board of Trustees

Michael Buckley, President

Barry Bizzell, Vice-President

Keli Ramsey, Secretary/Treasurer