ERHA Quarterly Board Meeting Minutes

January 28, 2023

Board Members in Attendance:

Ken Hawking, Don Wallace, Jake Nolte and Kristi Neeleman

Lot Owners in meeting: Riley McGinnis (126), Bob Colinas (117), Dave Tripp (32) & Joe Amma (80)

KH opens the meeting at 8:57AM and Board will follow the Agenda handout.

1. Review Minutes from Oct 2022. KN will be calling Timmerman Landscaping regarding gate power wash closer to the Spring. DW has brush cutting numbers for water plant.

Motion to approve minutes – JN

2nd – DW Unanimously approved, no abstentions

1. Gate Operations – Dave Tripp

DT has volunteered to help out with the security gate but first has a list of questions for the Board. Currently has the computer and monitoring system at his house (gate cameras) but that won’t work as it needs to run off of an internet system 24/7, so that will be transferred to KN house. DT uses another type of camera system elsewhere, as security to allow ease in recording/monitoring the gate; we might want to think about changing over to this.

Questions:

Was there someone else who also worked with Bob on the gates?

Where is the recorder located?

Gate codes: who will be in charge of rotating gate codes to the community?

Is there a system that records license plates?

Is there a spreadsheet that recorded FOBs and codes?

DT would like to walk out to the gate to examine the gate specifics. KH and DW will accompany him as they worked with Bob on the gate.

Some of the questions the Board can answer, some are still in the dark.

KN: is it feasible for ERHA to change over to the system DT is using? DT it would be but going to learn more about this one first. Also have put the system on his phone so he can monitor remotely, which is very important.

DT then met the other Board members in the room so he was familiar with everyone.

Any more questions? JA joins the meeting; Danta might be able to help getting the codes out on the quarterly mailings. Also, it would be wise for DT to step in the vacancy on the Board, which would cover him under the insurance for the Board members. DT could serve as Member at Large while he is working with the gate security system.

KH will contact Danta Chase regarding codes for the gates

Motion to appoint DT as Member at Large – KH

2nd -- DW Unanimously approved, no abstentions

Board excuses DT as he had to leave

1. Reassigning Board Positions

Motion to nominate JN as President – KH

Motion to nominate DW as Vice President – KH

2nd -- KN Unanimously approved, no abstentions

1. Reserve Study – JA will present notes for reserve study and handout for review by the Board. This issue came up as the Board sought to propose a multi-year special assessment for the wells, with was approved by the membership. After JA presentation, it was decided to have KH contact “Navigate” and “Reserve Study” to process the reserve study.

KH – giant thanks to JA for compiling this report.

Motion to speak with Navigate & Reserve Study for a proposals – KH

2nd -- DW Unanimously approved, no abstentions

1. Review Treasurer Report from KH

Reviews handouts

Questions? No questions

Motion to approve TR – DW

2nd – JN Unanimously approved, no abstentions

1. Water System Assistant – DW approves of the resume TJ Lurvey has given to the Board for an assistant to help him with the water maintenance. KH will discuss with Mike Cole what he would like to do as he has been a part-time assistant.
2. Signatures are needed for Key Bank as there are only two (three are needed) with Bob’s absence. DW will meet with the other Board members to re-up his signature on the Key Bank account.
3. ACC additions. KH will be leaving the ACC committee and will be replaced by Bob Colinas from Lot #117.

Motion to appoint Bob Colinas as a new ACC member – KH

2nd – DW Unanimously approved, no abstentions

1. Business on ERHA property

Board will need to arrange and inspect lot owner’s property (as requested by lot owner) for possible violations of the CCRs regarding businesses within the community. Also there is a concern of debris from said possible business may create a hazard (if applicable) for the environment and surrounding water. ACC will need permission and will set up a time to inspect area. KH will speak to lot owner for visit. Also is possible to contact Dept of Ecology if there is evidence of alleged dumping on the property.

1. Legal access of new property owners of Gov’t lot 5

Recently, the lot directly west of ERHA has been purchased at a tax sale by two people. This property is landlocked by Eagle Ridge and according to the CCRs, there is a possibility we will need to allow entrance of the owners. This is an issue that needs more in depth study by the ERHA atty, Lorna Corrigan. KN will contact her.

Motion to have KN contact LC regarding land purchase – KH

2nd -- DW Unanimously approved, no abstentions

1. Dates for upcoming Annual Meeting in September

Sept 23rd or Sept 30th , 2023 at Post Middle School. Contact Brian Lewis (ASD) for reservation of Post Commons MS

Next meeting is April 15, 2023

Motion for approval – KH

2nd – JN Unanimously approved, no abstentions

1. Meeting adjourned at 10:40AM

Approved – DW

2nd – JN Unanimously approved, no abstentions