

**Grapetree Home Owners' Association Annual Meeting Minutes,  
Friday, October 5, 2018, 3:00 P.M., at Caldwell Banker  
Tomlinson South, 4102 S. Regal St., Spokane, WA 99223**

**In Attendance:** Wendy Ohme, Sylvia & Dean Moorehouse, Carol Kylo, Nancy & Bob Yeager, Annie & Jeff Shiffer, Marlene & Glen Larson, Cora Koorkanian, Grant & Dixie Person, Allen & Linda Hermann, John Miskulin, Jolene Jarvis, Gay Hodgen, Sue Eugster, Inez Tomlinson, Judy Cole, Tom & Connie Bush, Cal Walker, Lexington Homes, Kay Feirich, Mimi Foster, Ted & Candy Galvan, Jeff & Melinda Bryant, Mick & Diane Smerdon, and Mike & Shirley Young.

President Judy Cole called the meeting to order at 3:04 P.M., asking members to introduce themselves and the year they moved in. **Guests in attendance:** Gary Wickham & Martin Bixby of Greenleaf Landscaping.

A Power Point presentation, which is attached, was used to provide residents with an overview of the year, accomplishments, status of our infrastructure, the landscape/snow removal and maintenance program, and initiatives going forward.

**Resident comments and questions during the presentation follow:**

**Major Accomplishments - see 2017 - 2018 In Review**

**Judy Cole** thanked Larry and Carol Holstein and Carol Kylo for their help in developing a comprehensive planting plan for the front gate area.

**Maintenance/Landscaping**

Cal Walker volunteered to follow up with Jolene Jarvis on the problems she has experienced with her lawn. Walker also volunteered to address the unsightly rock retaining wall that runs along the south boundary of Galvan's property once construction on their home is complete.

Greenleaf will follow up with Mimi Foster with the timing and coverage problems with her sprinkler system. Jeff Bryant asked the board to address the debris problem along the north fence, affecting the Youngs, Hodgen, and Bryant's. Judy Cole will discuss with Cal Walker.

## **Communications**

Judy emphasized the need for all residents to sign in and become familiar with the new Web site, as going forward this will become the HOA's primary communication's medium.

### **Nomination for Directors - Nancy Yeager, Nominating Committee Chair**

Judy Cole and Dean Moorehouse received the majority of votes and were reelected for two-year terms. Three residents received write-in ballots.

**Infrastructure Committee Report** - Dean Moorehouse, reviewed the committee's responsibilities, and 2018-19 initiatives, which include: **Phase II infrastructure plan review** and construction monitoring, crack seal and patch as needed this fall, crack seal and seal coat next fall, improving the surface water drainage in the front gate catchment pond, and the design and construction of a front gate sign. The **Reserve Study** was deferred by the committee until at least 2020.

**Architectural Review Committee** - Kay Feirich has been added to the committee. Judy introduced Cal Walker, from Lexington Homes, who will be working with the committee on their periodic construction reviews.

**Landscaping** - Judy said that residents desiring additional landscape services can contract directly with Greenleaf at the owner's expense.

Additions to the landscape contract next year include a spring pruning, bringing the total to three, and by-weekly walk throughs of our neighborhood during June through August, to insure the early detection and treatment of problems and to monitor watering requirements. Landscape issues can now be reported through the Web site.

**Watering & Irrigation controls** - residents with controls within the home were advised to get their system turned off by October 9, the date Greenleaf will be in the neighborhood to blow out the systems.

**Snow Removal** - In response to a question about the use of magnesium chloride, Dean Moorehouse said that the board would not be using deicer except under extreme ice conditions when it could be used sparingly with sand.

**Management company** - Judy said that the board is currently interviewing several management companies to replace NAI Black, who informed us recently of their decision to withdraw from the HOA management business.

**Year-to-date and the 2018 budget:** Treasurer John Miskulin provided members with an overview of our current financial status and the 2019 budget proposal, both of which were sent to members in advance of the meeting.

A couple of members spoke about the need to have a dedicated line item in the budget for the Reserve Fund to support the board's goal of setting aside \$8,000 annually for the next five years. This would bring the reserve account up to \$80,000, based on what is currently known about our financial situation.

**The 2019 budget proposal sent out by mail ballot was approved 53 to 1. All 54 votes supported the decision to waive an audit for 2018.**

**Open Forum** - Regarding the question about the extent of member involvement in the **front gate sign design**, Judy mentioned that this was currently in the hands of the Architectural and Infrastructure Committees.

Grant Person asked if there was interest in placing **Christmas lighting** in the front gate area. Allen Hermann volunteered to work with Grant to see what might be possible and to come back to the board with a proposal.

With no further business, a motion was made and seconded to adjourn the meeting at 4:45 P.M.

Respectfully submitted by Dean Moorehouse, Secretary.