

Grapetree Home Owners' Association Annual Meeting Minutes, Wednesday, October 4, 2017, 3:00 P.M., at Caldwell Banker Tomlinson South, 4102 S. Regal St., Spokane, WA 99223

In Attendance: Audrey Conklin, Wendy Ohme, Sylvia & Dean Moorehouse, Carol Kylo, Nancy & Bob Yeager, Annie & Jeff Shiffer, Marlene & Glen Larson, Richard & Kathy Whiteaker, Stan & Lynn Baycroft, Vern & Carol Severud, Mary Anne Aafedt, Cora Koorkanian, Larry Holstein, Arthur & Sherida Nelson, Joanne & Ed Harris, Diane Bowers, Bill & Debbie Jakkola, Grant & Dixie Person, Allen & Linda Hermann, John Miskulin, Jolene Jarvis, Larry & Marsha Hitchcock, Gay Hodgen, Sue Eugster, Bill & Inez Tomlinson, Judy Cole, Tom Bush, and Dave Nerren, Lexington Homes. Touchmark did not send a representative.

President Judy Cole called the meeting to order at 3:04 P.M. **Guests in attendance:** Connie Carlson & Jody Johnson of NAI Black, Gary Wickham & Martin Bixby of Greenleaf Landscaping, Spencer Stromberg of Lucent Law, in an unpaid capacity, and Sandee Buss, photographer.

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

Reserve Study: 25 years was given as the expected life span of the pumps in the neighborhood's three catchment ponds. In response to a question about where the home owner's responsibility begins with infrastructure: The home owner is responsible for all infrastructure coming from the main street into the home, i.e., sewer, water, gas, electric, phone, cable, etc. Residents who have a contract with the cable company will be taken care of regardless of where the problem occurs.

Criterion-Pfaff Engineer's, who did the Reserve Study, recommended an increase in resident monthly fees as we need to start setting aside money now to cover major future expenses such as the chip seal, a major improvement to the existing asphalt streets, required in 10 to 12 years at an estimated cost of \$85,000. Allen Hermann said the committee feels that favorable growth in the reserve fund this year along with projected cash flows should be adequate to cover short term (2 - 4yrs) of planned and emergency repair requirements without an increase in resident fees.

Landscaping Basic Plan: Gary Wickham & Martin Bixby of Greenleaf Landscaping were present to answer questions. A crew chief is on station during each mowing and has responsibility for the crew's overall performance. Residents with specific mowing, pruning, and other requirements should notify the board so these requirements can be addressed with the resident and Greenleaf at the beginning of the season.

Pruning - one in the summer, primarily shaping, while the fall pruning includes a major reduction in the plant's size.

Necrotic Ring - Greenleaf is doing two treatments per season to address this, which has been a persistent problem with resident lawns.

Greenleaf does not do a foundation base insect spray.

Contrary to information in the Power Point presentation, Greenleaf will prune Arborvitae, assuming they're 12' or under.

Money in the 2018 budget has been earmarked to correct the improper planting of the common area deciduous trees. Most, if not all, were planted too deep resulting in tree collar, impeding the tree's root development and shortening the tree's life. The Ponderosa Pine Western Gall Rust problem, a pervasive problem in our area, was also discussed. The only remedy is to remove the trees once they become completely overwhelmed by the disease. A couple of trees in our development are approaching this state.

Watering & Irrigation controls - residents with controls within the home were advised to get their system turned off by October 19, the date Greenleaf will be in the neighborhood to blow out the systems.

Year-to-date and the 2018 budget: Treasurer Tom Bush provided members with an overview of our current financial status and the 2018 budget proposal, both of which were sent to members in advance of the meeting. Jody Johnson of NAI Black, our management company, spoke briefly about their role in managing our financial transactions.

The 2018 Budget Proposal was approved on a motion by Jeff Shiffer, seconded by Allen Hermann and unanimously approved.

The voting breakdown for the meeting was as follows: 5 proxies, 4 of which were held by the secretary; 34 resident votes, one resident who didn't respond to the meeting notice or voting opportunity, Dave Nerren, Lexington Homes, who holds 12 votes, and Touchmark, with 11 votes, not in attendance, but provided a proxy in support of the new director nominee.

New Director Announcement: Nancy Yeager, Chairwoman of the Nominating Committee, introduced John Miskulin, who was elected unanimously to fill the position being vacated by Tom Bush. Miskulin talked briefly about his background and strengths he could potentially bring to the board.

Open Forum: Discussion focused primarily on transmission problems with Comcast on television and phone reception, problems Comcast has worked on aggressively in the past couple of weeks and appear to be in the process of being solved. Diane Bowers inquired about interest from HOA members in exploring methods and applications for streaming television programming to by-pass Comcast's Xfinity. She reminded the group that Century Link has inactive cable underground of the original 10-home development. Interested members were encouraged to talk to Diane.

Grapeful Awards: (Script used for distribution)

ARC

It is said first impressions are lasting. We strive to be a neighborhood with a cohesive vision and individual personality. Striking the balance between the two is the charge of the ARC. From writing the ADG and providing oversight for new construction and renovations, ARC members were recognized with the "**Grapeful - "Teamwork Makes the Dream Work" Award.** Missy Willis, Allen Herrmann, Nancy Yeager, John Miskulin, Dave Nerren, & Nicki Hunnel.

Reserve Study Committee

If you think about it our infrastructure is much like a skeleton that runs under our grounds and winds through our neighborhood. The next certificates go out to the Reserve Study committee that came together for our first skeletal check-up. Please thank them with the **“Grapeful - Good Bones Check-Up” Award**. **Allen Hermann, Vern Severud, John Miskulin, Charlie Willis, Bob Yeager, and Dean Moorehouse**

Fence

The original plat documents designated Grapetree as a gated community for the safety of its senior residents, but didn't explain if that was to keep us in or others out. With a special funding assessment, a band of neighbors set out to complete our perimeter fence. Little did we know the challenges to getting it built including navigating numerous complicated issues such as easements, terrain, brush and rock removal, which they personally did, to scheduling fence construction during their busiest time of year. The **“Grapeful Fence Award”** goes to **Bob Yeager, Tom Bush, Allen Hermann, and Dave Nerren** who combined their talents and grit to completing our perimeter fence.

Welcome Packets, Contact List, Summer Event, Golf Coordinators, Women's Luncheon, Men's Coffees and Dinner

The heart of our neighborhood gives us life... How we connect and have fun with one another. Early this year, we wanted to make sure our residents were welcomed and informed. The Welcome Packets we all received are due to the extensive effort of **Missy Willis, Sylvia Moorehouse, Carol Kylo, and Diane Bowers** and personally delivered by **Tom Bush**. Please come forward for your **“Grapeful - Welcome to the Neighborhood” Award**.

With all the influx of new owners, managing the contact list has become quite the job. For keeping us in touch through a neighborhood directory we give our keeper of the list, **Kay Feirich**, **“Grapeful - Operator Give Me a Number” Award**.

The speed signs in our neighborhood say drive slowly **“Seniors at Play”**. That was certainly true on July 12, when we all came together for an afternoon gathering at the Tomlinson home. Now no well executed event happens without planning. The **“Grapeful - Party On” Award** goes to the event committee that made it all happen: **Sue Eugster, Kathy Whiteaker, Dixie Person, Missy Willis, and Inez Tomlinson**.

Week end and week out, something is happening in the “hood”. Monthly Women's luncheon, Men's dinner, bi-weekly men's coffee, golf games, and more. To recognize those who help schedule and organize all these activities, the **“Grapeful” - Organizer Extraordinaire” Award** goes to: **Women's Luncheon - Sylvia Moorehouse, Men's Bi-Weekly Coffee - Charlie Willis, Men's Dinner, Glen Larson, Grant Persson, Bill Tomlinson, and Dean Moorehouse, and Golf, Charlie Willis**

There is quite a lineup of partners who work to help us run the “business” of our HOA. This band of people and organizations work to keep us grounded and financially sound. During the development of our CC&Rs, we asked both **Lexington Homes and Touchmark** to take on assessments and projects to help us secure our financial stability. They did; our **“Grapeful Steppin-Up” Award** goes to those two organizations.

Greenleaf has become not just a vendor but rather a partner over the past year. Our **“Grapeful Curb Appeal” Award** goes out to **Greenleaf**.

NAI Black is more than our management company, they are dedicated to our success from finding the right service vendors to managing our monthly finances, they are always just a phone call away. This summer when arranging for our front gate planting fell between the cracks, Jody Johnson took it upon herself to make it happen. Within 24 hours of discussion, Jody put on her gardening clothes, bought our plants and planted them. Our gateway has been exceptional ever since. Jody please accept the award for your company and another just for you, **“Grapeful - Beyond the Call of Duty”**.

The re-write of our CC&Rs did not happen without great effort. From education to legal advice, the document was approved with a super majority, in great part, because of the calming support and legal acumen of our attorney, **Spencer Stomberg**. Our **“Grapeful - We Couldn't Have Done It Without you”** goes out to **Spencer with Lucent Law**.

Our last award goes to our real estate partner, **Patti Tomlinson** with Caldwell Banker Tomlinson. Her generous contributions of printing our Welcome Packets to providing us the room we are in tonight is greatly appreciated. Patti is traveling in Ireland or she would have joined us tonight. The **“Grapeful - Beyond Expectations,”** award for not just your support but for the rapid sales of lots and homes in our neighborhood.

Funny Awards

Not everything in Grapetree happens through committees, perhaps a community trait we especially appreciate is when people just take it upon themselves make a better place.

Our next award goes to a very special dog, **Wheezy and her faithful companion Charlie Willis**. Wheezy and Charlie are out walking several times a day. They stop and greet neighbors, introduce themselves to new residents and serve as ambassadors for passers-by. Equally important, Charlie and Wheezy watch over us to make sure there is no riff-raff the hood. Some even refer to Wheezy's Charlie as Grapetree's Mayor. Mayor Charlie and Wheezy could not be with us today as they are traveling, so we honor you both in spirit with the **“Grapeful - Unofficial Mayor.”**

Our Board relies on the vast talents of our residents. During the past year, we have come to realize there is someone in our midst who can read, understand and digest all details of our legal documents. Believe me that attribute is important for the writing development of the CC&Rs. The **“Grapeful, Mr. Detail”** award goes to **Glen Larson**.

This year, we actually had a tie for this award so we decided to give out two “Mr. Detail awards”. **Allen Hermann** is your man when it comes to mapping systems, learning how those systems work, like irrigation. As a matter of fact, he is so good, our contractors sometime rely on him for direction. He also just sees a need and just takes care of it - with little need for fanfare. This summer, he decided our front gate needed painting and the next thing we knew, he was doing it. Allen was also presented with the **“Grapeful, Mr. Detail Award”**.

Last, but not least, is in recognition of outstanding landscaping. It was a tough choice but your Board was in complete agreement that this year the honor goes out to the **Holsteins**. Your yard is stunning and that does not come without your diligent and daily care. You set a high bar for us all - and we are fortunate to take in its beauty every day. Larry and Carol, please come up to receive your **“Grapeful - Outstanding Curb Appeal”** award.

The preliminary HOA Board meeting schedule for 2018 is: April 17, July 17, and September 17, all at Judy Cole's home.

Judy mentioned that the board is working on a Web site that would serve principally as an electronic storage site for the HOA's principal documents.

President Cole recognized Tom Bush's outstanding service to the board and neighborhood.

With no further business, the meeting adjourned at 5:37 P.M.

Respectfully submitted by Dean Moorehouse, Secretary.