



Windsor Ridge 2019 Q1 Board Meeting Notes

Sunrise Elementary School

Wednesday Feb 13, 2019

6:00pm - 7:30pm

Agenda Items and Notes

Meeting called to order by WR HOA Board President Mike Heinritz

Roll Call - Attendees: Warren Rainer, Stuart Lowe, Mike Heinritz, Shelly Dallmann,

Review Changes to HOA Law - Senate Bill 6175 - The board reviewed sections that would be possibly applicable to Windsor Ridge HOA. Summary of discussion items attached.

Section: 323 SPECIFIC LIMITATIONS ON ASSOCIATION'S REGULATORY AUTHORITY: Association cannot prohibit displays of US or Wash. State flags, signs for candidates for public office or ballot issues. Association cannot prohibit the installation of solar panels that meet local laws. **Action:** None

Section 310 Meetings: Association meeting once per year, Special meetings with notice to unit owners. NOTE: Board meetings must be open to unit owners unless board is meeting in executive sessions.

Section 310 Notice must be 14 days in advance and sent by approved methods. **Action:** Shelly post dates to the HOA website › Annual Meeting › Board Meetings – Wed. Feb. 13, 2019 / Wed. June 5, 2019 / Fri. Oct. 4, 2019 (**Complete**)

Section 310 ADOPTION OF BUDGETS - ASSESSMENTS AND SPECIAL ASSESSMENTS: Within 30 days of adoption of budget the board must provide copy to all unit owners and set date for meeting for owner ratification. Budget must include Projected annual income, Projected annual expenses, Allocation of those expenses, Unit assessments, Statement on reserve study, Any deficiency or surplus expressed in per unit basis. **Action:** Going forward Stuart/Treasurer will express any budget deficiency or surplus on a per unit basis.

Future Fairview Estates Subdivision – Discussed the new subdivision planned behind Windsor Ridge Park (parcel #55305.9017

Discussed the concept of WR Board writing a letter to the Spokane County Planning Commission Clerk ensure the neighboring property and construction phases do not adversely impact WR. Primary concerns include; traffic routing, street repairs - already deteriorated roads in the WR sub-division could deteriorate even further if construction crew used roadways during the development phase. Unfinished common area Parcel # 55302.2212 not previously addressed Summit Properties / RT Development. (See section common area briefing) **Action:** Warren Draft Letter

Action: The Board members agreed to attend any public hearings associated to the development the proposed subdivision.

New Board Projects for 2019

No major project until the MSMPA v. Windsor Ridge case is concluded.

Common area along Chapman follow-up with Spokane County Engineers – Mike

Continue raising street repair issues with County Engineers – Warren

Common Area along Chapman Briefing (no landscaping, irrigation system, or sidewalk



Windsor Ridge's board would like the unfinished common area along Chapman to be finished as part of the Fairview Estates phase-1 subdivision. The WR board will draft a letter to Spokane County Planning Commission Clerk to address as a contingency to the final approvals. (Request Details - Install a sidewalk along this parcel to connect to the new Fairview Estates entrance off Chapman Road, and then finish the land on either side of the sidewalk to match what he is going to provide for this new subdivision)

ACTION: Warren Draft Letter

Open Discussion & Input

- Selling Common Area - General discussion were had about the selling or transfer of WR common area. This is not something the Board will pursue. The process is time and document intensive; and the approval requirements end up meaning that we probably won't be able to do it anyway. Every owner possesses an interest in the common areas. Therefore an HOA would typically need approval from each of them and potentially each of their mortgage companies
- 1120-H, U.S. Income Tax Return for Homeowners Associations – **Action:** Stuart will file
- Crime insurance protects the actual money the Association has in the operating account and reserve accounts. All board members in favor of paying premiums for 2 years to lock in current rate.
- Self-managed community vs. Property management firm Community Survey identified there are only a limited number home owners willing to volunteer for association management and/or Board roles. The board agreed the current approach works now but is no sustainable long term. **Actions:** 1) Warren volunteered to reach out to a firm he's worked with in the past and determine if they would be a good candidate for managing WR. 2) Add to the agenda for June's Board meeting

MSMPA v. Windsor Ridge – No major updates

- Meeting Adjourned @ 7:45pm