



2019 Annual Meeting Minutes  
5pm on May 14, 2019  
Riverside Lodge and Swim Club  
22495 Clairmont Ln., Liberty Lake WA

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Attending: Gil Pierce, Association Manager, Rockwood PM  
Joe Frank, Declarant, Greenstone Development  
Kevin Schneidmiller, Declarant, Greenstone Development  
Tisha Goodman, Rockwood PM  
Dori Ramsey, Field Inspection Specialist, Rockwood PM  
Melissa Owens, Association Admin, Rockwood PM

**Developer Update – Kevin Schneidmiller**

- 35 additional residential lots will be developed in the next phase.
- Trail connection; State Parks Dept is prepared to allow access for the trail connection. We hope to complete the connection shortly.
- Aside from the gap, the berm grading is complete and will be landscaped as soon as the City approves the landscape plan. The gap is being used as an emergency access point and will be filled in at a later date.
- Contractors are regularly reminded that Indiana is the construction access. Please do not provide gate access codes to workers.
- Contractors are responsible for removing materials relative to their scope of work. Residents are encouraged to hold contractors responsible for job site cleanliness.
- As traffic becomes more impacted by development, traffic calming measures will be installed. Indiana will be completed through to Harvard with a light at the intersection. A second access to/from Trutina is anticipated on the south side of the property.
- Contractors are reportedly parking in alleys, blocking residents in. Residents are asked to call the HOA if/when contractors are blocking them in.
- The drive gate reportedly beeps 10 times each time a car moves through. This is a safety feature on the gate but the Association will investigate turning the volume down or otherwise decreasing the noise.
- A “No Solicitation” sign will be placed at the entry keypad. Residents may install a “No Solicitation” sign at their individual residence as well.

- Residents are our best eyes for spotting concerns throughout the community. Please feel free to reach out to the HOA to report all maintenance and/or community related concerns.
- Commercial phase development at Harvard and Indiana is forthcoming. More information will be available soon with development scheduled for early 2020.

#### **2018-19 Budget Review – Gil Pierce**

- Each section of the community is designated in the Trutina budget, which is attached to these minutes along with the 2018 yearend balance sheet.

#### **Homeowner Forum**

- Home warranty issues are to be reported to Greenstone and HOA/common area issues are to be reported to Rockwood PM. Residents that are unsure where to report concerns are asked to speak with clubhouse staff.
- HOA residents are concerned about cigarette smoke from apartment residents. Tisha responded that the landlord is taking all possible legal steps to remedy but Washington State Law mandates certain steps, which takes time.

#### **Advisory Committee Update – Mike Erwert**

- The committee presented its report, a copy of which is attached to these minutes.
- A Suggestion Book is kept in the clubhouse and is regularly updated with progress/response. Residents are encouraged to review and enter suggestions for consideration by the Committee.

#### **Social Committee Update – Julie Chase**

- A copy of the committee's report is attached to these minutes.

The meeting was adjourned at 6:57pm.