



Attending: Joe Frank, Declarant, Greenstone Development
Gil Pierce, Association Manager, Rockwood PM

The meeting was called to order at 6:01pm by Gil Pierce with approximately 100 members in attendance at the peak of the meeting. Gil welcomed the meeting participants and discussed the format.

INTRODUCTION & MEETING FORMAT Gil introduced himself and the Rockwood Property Management team. The current Board Director Joe Frank introduced himself.

BOARD OF DIRECTORS ELECTION Nominations were called from the floor. No additional candidates were submitted. Candidates who were in attendance were provided with an opportunity to introduce themselves. The polls were closed at 7:30 pm. Ballots were tallied to render the following results:

# VOTES	CANDIDATE NAME	# VOTES	WRITE IN CANDIDATES
114	Deloris Duquette – <i>elected for 2 year term</i>	1	Jerry Jorgensen
92	Joe Frank – <i>elected for 1 year term</i>		
29	Susan Heise		
82	Gary Keymer		
65	Cynthia Nelson		
87	Jaren Overstreet – <i>elected for 1 year term</i>		
105	Cindy Thomson – <i>elected for 2 year term</i>		
123	Steve Ward – <i>elected for 2 year term</i>		

Steve Ward, Deloris Duquette, Cindy Thomson were each elected to serve 2-year terms. Joe Frank and Jaren Overstreet were each elected to serve 1-year terms.

Write in candidates who all received one vote: Jerry Jorgensen

COMMUNITY & DEVELOPMENT UPDATE (by Joe Frank)

Trutina Development: Current phase is complete. We have concept layouts for the remainder of the project, but not new phase that is ready to be shared. The most current master plan map can be viewed at <https://www.trutinalife.com/community/>

NoLL Development Update: Emry's, the brewery, is now open. The building next to it with the black roof will be a community gym. It will be privately operated with paid membership, just like the Liberty Lake Athletic Club on the other side of town. The Tamale Box is going in that little flat roof section right along Wildrye road. We also are going in for a permit for a building right across the street from the Welcome Center. That will be a mix of about 8,000 square feet of commercial on the ground floor. There will be 17 units of residential on two stories above it. We have a lot of people on an interest list, but always trying to curate that with local businesses as much as we can.

FINANCIAL REVIEW

The 2023 year end actuals and the 2024 Budget are posted on the website (www.trutinahoa.com). Members are encouraged to review and ask questions, preferably by email to trutinahoa@rockwoodpm.com.



Quarterly financial reports are also posted to the website for member consideration. No concerns for 2023 or to date for 2024 were reported.

NEW BUSINESS

- IRS Revenue Ruling 70-604 was unanimously adopted by the members present. Any excess income at 2024 year-end will offset future expenses. The HOA's CPA is authorized to select whichever tax form is most advantageous for the annual filing. A copy of the resolution is attached hereto.
- The 2023 Annual Meeting Minutes were unanimously adopted by the members present.

MEMBER QUESTIONS / FORUM

A member is concerned about the Native Grass Project attracting a lot of mice and wants to know if there is a plan in place to mitigate that.

Rodent Control is the responsibility of the Homeowner. That being said, we will be looking into this.

Is there a new Clubhouse type building being built across Harvard that will be shared with the River District? What would the square footage be?

That space is still under consideration. We do have a plan for it and it's part of the Grain Shed building. That being said, until it's there and functional things can change. But as of now we do have a plan for a fee based event center. It would be approximately 3,200 sq ft open space that would seat at least 150 people.

Will RPM still process payments now that there is a Board?

Yes, RPM will continue to process payments as there is an active management contract in place. The Board could decide not to renew in 2025.

Does RPM manage more than just Trutina?

Yes, RPM manages all other Greenstone HOAs that they are still the declarant in and other HOAs outside of Greenstone.

When/How can we contact the Board if we have questions/suggestions regarding finances?

Members are allowed to attend Board meetings and participate during open forum only. The website has a Contact Us page that you are able to submit questions to.

Will there be a gate put in at Harvard and Indiana?

That is being considered for the next phase, within the next couple of years.

Question for Joe: If you are selected for the Board and if issues come up with RPM, learning just now that you are part owner of RPM, would that be a situation in which you recuse yourself from voting?

It would depend on the matter. There are definitely circumstances in which I would. I would want to be part of discussion at a minimum.

How many units were planned, how many are occupied and how many are being built? What was the original plan for the Clubhouse regarding the number it would accommodate?



Approximately 100 multifamily units, 230 houses closed, 30 homes/lots under construction, 70 to 100 lots left to be built. There is likely to be additional multifamily units. The initial plan for the community was around 600. In terms of the Clubhouse we did not anticipate trying to accommodate 600 people at once. We are looking into accommodations for large numbers.

A Member suggested working with the Department of Agriculture Weeds Board on the weeds/mice issue.

A Member expressed concern over dead plants in the common area.

There is a plan to remove the dead plants and then there will be plan to figure out what to replace them with.

Where can I find financials online?

TrutinaHOA.com is where you can find the financials.

Are we funding a reserve account for capital projects out of our monthly assessments?

Yes, on the residential side the funds are reserved. The Main does not. The capital improvements on the residential side are just for them. Any capital improvements on the apartments or rentals take care of themselves. Anything that has to do with the Main ie the Clubhouse, is split 50/50.

Will the Edgewater condos be similar to what is in River District?

They are laid out to be 3 6-unit buildings, 2 stories tall. They will have garages, several will have double garages. No timeline at this moment. The goal is to provide a lower price point by having smaller units.

Are there any plans for more rental units?

There is 8 unit cottage rental project we are looking at that would wrap around the parking lot you see as you drive in. They would not have a garage and instead would use parking spaces in the parking lot.

Will there be another entry to the Centennial trail?

Yes, the plan is to have one between the last single family lot and the small condo community.

Will the Pickleball Court be resurfaced? What can volunteers do to help?

You can go to the Board and ask. We received bids in the past for resurfacing for \$12k to \$15k. If you want to pressure wash it yourself you should ask for the Board for approval on that as well.

The meeting was adjourned at 7:35 pm.

Respectfully submitted,
Rockwood Property Management